

Leelanau County Government Center

8527 E. Government Center Dr.
Suttons Bay MI 49682
County website: www.leelanau.cc

R05-14-A-061

January 22, 2014

Environmental Management Support
Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

U.S. EPA Brownfield Hazardous Substances Assessment Grant Proposal

RFP NO: EPA-OSWER-OBLR-13-05, Catalog of Federal Domestic Assistance (CFDA) No. 66.818

Dear Mr. West:

Enclosed please find Leelanau County's EPA grant application for a \$200,000 Brownfield Hazardous Substances Assessment Grant. Leelanau County is pursuing funds in order to assess properties in the county for contamination, or potential contamination, and prepare them for redevelopment and reuse. Award of this grant will provide funds for assessment and future redevelopment and reuse of properties which will help sustain and encourage additional economic growth, preservation of greenspace, and elimination of threats to our public health and the environment. Leelanau County is a rural, peninsula county located in northwest Michigan, and the 2nd smallest county in Michigan.

Although the entire nation is suffering in this economy, Michigan is in a class of its own, and economic prosperity has been historically linked to the automotive industry, which has suffered over the last several years. The county's 4 public schools have faced declining enrollment with smaller class sizes in the younger grades than the graduating classes. The number of students eligible for free or reduced lunches has risen. Low wages, lack of jobs, and lack of affordable housing makes it difficult for families to locate and stay in the county. And, residential growth has primarily been seasonal or retirement homes.

There is limited infrastructure in most towns and villages, making it even more important to reuse buildings that are already within areas with existing utilities and infrastructure. Reuse could alleviate expansion and spread of development into more rural areas. Areas without proper infrastructure also experience issues with septic and water systems. One such area, and one of our Targeted Communities, is the small community of Cedar. In the center of Cedar, is a building that has been vacant for 15 years. The building is an eyesore and unsafe facility. Reuse of this building would save a historic building, add local tax revenue, jobs and eliminate a blighted and unsafe property.

Another example in our Targeted Communities is the Sugar Loaf Resort area – which includes Sugar Loaf Resort and surrounding commercial and residential properties. This area is located in Centerville and Cleveland Townships. Sugar Loaf was once the major employer in the County with over 300 employees. It closed in 2000 and has remained vacant. In July of 2007, the Health Department Director sent a letter to the owner stating the lodge was "unfit for human habitation" and the department placed a ban on occupancy of the structure. Since then, the County Construction Code office has also sent letters to the owner regarding code violations and safety issues at the property. The County has recently obtained a Court order for entrance into the buildings for inspection. The loss of this resort, and the accompanying lodging, skiing, conferences, and recreational activities has been devastating to the local community, the county, and the region.

Leelanau County is the applicant for this Assessment Grant, and the Leelanau County Brownfield Redevelopment Authority (**Authority**) will administer the grant on behalf of the county. The **Authority**, and the County Board, passed Motions at public meetings on August 20, 2013 and on October 8, 2013 - approving submittal of this grant application.

The County was previously awarded a 2007 Petroleum Assessment Grant and a 2008 Hazardous Substances Assessment Grant. Both of these grants were administered by the **Authority**, and have been

completely expended and closed out. The County still has a long way to go to address assessment activities on sites on our Inventory List of potential brownfield sites. Our list includes 112 known sites, including open leaking underground storage tank (LUST) sites from the Michigan Department of Environmental Quality (MDEQ) Part 213 contaminated sites, old office buildings and shops that are now vacant, and the Sugar Loaf Resort.

The poor economy in Michigan, increase of foreclosed and tax-reverted properties, closure of businesses, and abandonment of properties adds to our growing list of brownfield sites. These challenges inhibit growth and opportunities for our communities. Without the additional financial assistance offered through a new Grant, our Brownfield program will only have limited success due to the number of known sites that remain to be addressed, and the number yet to be identified. Our application demonstrates our efforts to expand upon our program and enhance our collaborative, effective and efficient approach to brownfield redevelopment that is focused on results to benefit all populations and communities, with emphasis on our Targeted Communities. We are committed to brownfield 'prevention' which is in line with goals and objectives of the **Leelanau General Plan**, a citizen-driven plan to guide and manage growth in Leelanau County.

Leelanau has a goal to make its program self-sufficient, with funds coming into our program – by other means than just EPA assessment grants. This is a crucial step to the future success of our program. Our application demonstrates our responsibility to maintain and continue our Brownfield Program after grant funds are expended. Award of a County-wide Assessment Grant will provide continuity to our brownfield program, and will help improve the quality of life for the community as a whole. Thank you for your time and consideration of this grant request. If you have questions or require additional information, please do not hesitate to contact me.

Respectfully Submitted,



Trudy Galla, *Planning Director &
Director of Leelanau County Brownfield Redevelopment Authority*

a. Applicant Information:

Name: Leelanau County
Address: 8527 E. Government Center Dr., Suttons Bay, MI 49682

b. Applicant DUNS Number: 141616388

c. Funding Requested:

- | | |
|--------------------|----------------------|
| i. Grant Type: | Assessment Grant |
| ii. Amount | \$200,000 |
| iii. Contamination | Hazardous Substances |
| iv. Funding For: | Community-wide |

d. Location: Leelanau County, 11 townships, 3 villages, a small part of the city of Traverse City, and a Tribal Government (Grand Traverse Band of Ottawa & Chippewa Indians). Lands also included in United States Territory.

e. Not applicable.

f. Contacts:

i. Project Director

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ii. Chief Executive Officer

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|---------------------------|--|
| g. Date Submitted: | January 22, 2014 |
| h. Project Period: | Three (3) years |
| i. Population: | Leelanau County- 21,708 (2010 U.S. Census) |
| j. Other Factors: | Attached |

Ranking Criteria for Assessment Grants

1. Community Need

a. Targeted Community and Brownfields

Leelanau County is applying for a \$200,000 community-wide U.S. Environmental Protection Agency (EPA) **Hazardous Substances Assessment Grant** to: expand and prioritize our list of brownfield sites; conduct planning (including cleanup planning) and site assessments; Community Health Monitoring; and increase public interest. Leelanau is part of Traverse City, Michigan, Micropolitan Statistical Area, with 11 townships, 3 villages, a Tribe, and a part of the City of Traverse City. A vast majority of the west side of Leelanau County, shores of Lake Michigan, and several islands in the County are United States territory, known as "Sleeping Bear Dunes National Lakeshore". The 1970 Establishment Act set aside this property for preservation of the natural resources and for public use. (www.nps.gov/slbe, www.sleepingbeardunes.com)

Leelanau's 2010 Census population was 21,708. For the first time since 1930, Leelanau lost population (decrease of 1.1% from April 2010 to April 2011). In reality, the gap between the "haves" and "have nots" of residents continues to grow. Year-round, good jobs with benefits are hard to find in Leelanau, schools show declining enrollment, and all municipalities face declining budgets. Unemployment and lack of affordable housing inhibit growth for our communities.

Many challenges exist in this '2nd smallest County in the State'. Our water resources provide many assets, yet they also experience problems like large bird die-offs littering our shores;¹ record low water levels of Lake Michigan; invasive species; and runoff from rains and storms. The Great Lakes are experiencing one of the lowest, and perhaps the all-time record water low. Army Corps Detroit District office has stated that local, state and international economies are hurt by low water, along with environmental health, habitat and species preservation in the Great Lakes basin.² Protection and preservation of our water resources is key to a healthy environment, safe conditions, and crucial to economic development, agriculture, and tourism. Contamination of our water resources, or even the perception that our water resources have been negatively impacted, would be a tragedy to our economy, and our communities.

In March, 2012 Leelanau suffered from a natural disaster - a freak snow storm with thunderstorms, lightning, freezing temperatures, and 20" of snow called 'white cement'. Power, phone service, and 9-1-1 were all down with some areas without power for a week, and 350 crews were brought in to bring power back up, including crews from Illinois and Indiana. The estimated loss to tart cherry production was 15-20%, with continued losses over the next 5-10 years. The cherry industry, employees, trucking companies, and fruit processors have all been affected. The Michigan Commission of Agriculture and Rural Development immediately began an official disaster declaration for Leelanau, and surrounding areas, that was approved by the U.S. Secretary of Agriculture.³ Serious disasters such as these, only serve to exacerbate Leelanau's ongoing economic problems.

Importance of the Leelanau General Plan: The **General Plan** is a county-wide **Plan** to guide and manage growth. It received an award from the American Planning Association and was updated in 2012. The **General Plan** is 'citizen driven' with input by over 2,500 residents, ALL municipalities, the Grand Traverse Band of Ottawa & Chippewa Indians (Tribe), schools, non-profits, and state and federal agencies. The **Plan** states: "While attention is focused on uncovering and cleaning up contaminated sites, it is equally important that steps be taken to prevent creation of new contamination sites."

Leelanau County Brownfield Redevelopment Authority (**Authority**) was established in 2007. Its Mission is: "Provide resources and expertise to investigate, cleanup, and return properties to productive use for benefit of the county, communities, and citizens." The **Authority** promotes a **Brownfield Prevention Program** to educate citizens on brownfield issues, safe product use, and proper disposal of hazardous substances.

i. Targeted Community Description: Since its organization as a county in 1863, Leelanau's economy has included logging, agriculture, hotels, fishing, gas stations, machine shops, and fuel operations. Early industries included: shingle mills, large shoe peg factory, tannery, dry-cleaners, former Air Force long range radar base site, and fuel operations. These assessment funds will be focused on buildings and properties, particularly in our Targeted Communities of **Lake Leelanau, Cedar, Empire Village, and Sugar Loaf Resort**. Funds will be used for sites contaminated, or potentially contaminated, by hazardous substances like: heavy metals, asbestos, mold, controlled substances, and blighted and obsolete facilities.

Projects and assessments already completed have generated interest in our program, and additional requests for assistance. Leelanau will focus on more Phase II Environmental Site Assessments (ESAs)

with this grant to prepare sites for cleanup and redevelopment. Our Inventory list was prioritized by the **Authority** with community input, and the following are some of our highest priority sites: **Lake Leelanau**: hardware store, professional office building, marina/boat storage facility; excavating operation; **Cedar**: automotive store vacant for nearly 15 years; vacant building; **Empire Village**: former school building that has been vacant since the 1960's, blighted building within the Village; **Sugar Loaf Resort**: includes the vacant resort, and surrounding commercial and residential properties.

ii. **Demographic Information:** **Lake Leelanau** is an unincorporated Village in Leland Township. Poverty rate is 39.0%; and Hispanic population is 14.8% (County is 3.3%, Michigan is 4.4% and United States is 16%)-(US Census 2010). The town of **Cedar** lies in Solon Township which had the highest percentage (24.9%) of households with income below \$25,000. (US Census 2010) It is probably the community hardest hit by the closing of Sugar Loaf Resort. **Empire Village**, in Empire Township, has a median age of 56.8 years as compared to the county at 42.6 years and Michigan at 35.5 years. 51.2% of householders are female, living alone (US Census 2010).⁴ **Sugar Loaf Resort** - located in Cleveland and Centerville Townships which, respectively, have 17.7% and 19.1% households with income under \$25,000 (US Census 2010). Sugar Loaf Resort remains vacant, properties are overgrown with trespassing and vandalism, surrounding property values and selling prices have decreased, and formal complaints from citizens has resulted in the County seeking Court Action to enter and inspect the vacant buildings.

Table I		Source: 2010 U.S. Census Data www.census.gov		
	Target Community/Census Tract	County	State	National
Population	Target community is entire County	21,708	9,883,640	308,745,538
Unemployment	" "	8.4%	11.1%	9.6%
Poverty Rate	" "	9.7%	16.1%	14.3%
Percent Minority	" "	7.0%	21.1%	26.7%
Per Capita Income	" "	31,752	25,172	\$26,530
Per Capita Federal Spending	" "	\$6,214	\$9,228	\$16,569

iii. **Brownfields:** Our Inventory List was started in 2008 and continues to grow - with **112 known sites** with contamination including: 34 sites with hazardous substances contamination (www.michigan.gov/deq), 26 sites voluntarily submitted, and 52 sites on the Michigan Department of Environmental Quality (MDEQ) Part 213 Program for Leaking Underground Storage Tanks (LUST). These sites are on properties ranging from a small lot in a village, to several hundred acres (**Sugar Loaf Resort**). The exact number of sites is unknown, and we continue to receive information on new sites on a regular basis. Examples of some of the Brownfield sites to be targeted with these grant funds:

In the center of **Cedar** is a building which has been vacant for 15 years. It was the location of the 1st Bank, in 1905, and also served as offices for a telephone company. The building is an eyesore and unsafe facility that has an excavated addition that was never built and the hole still remains—12' deep by 20'x30', full of junk, and surrounded by an inadequate and broken fencing. Reuse of this building would save a historic site, add local tax revenue, jobs, and eliminate a blighted and unsafe property in a Targeted Community.

In the **Village of Empire**, where Scenic Heritage Route M-22 and M-72 meet, sits a large, 2 story school building located on 7 commercially zoned lots. This is the largest commercial area in the Village that is undeveloped. Last used in the 1960's, this building contains asbestos and lead, and potential contaminants in the septic tanks, including mercury.

Sugar Loaf Resort opened in 1964 and was declared at the time to be Michigan's newest and finest ski area. At one time Leelanau's largest employer, the Resort closed in 2000. It has fallen into disrepair with broken windows, extensive mold from water intrusion, unused ski and chair lifts, vandalism, and animals living in the buildings. The Resort suffered sewage and water damage in the lower level. There are suspected leaks from lift hydraulics and transformers – including PCB's. A big concern with this site is that the owners do not live in the area and the site has not been controlled or maintained for more than a decade. This site has a multitude of contaminant issues that must be adequately addressed prior to reuse.

A main concern with brownfield sites is movement of contaminants to our water bodies – one of our most important natural resources and a key to economic, agricultural, tourism, and recreational stability. Another concern is threats to human health through direct contact, inhalation, ingestion, or exposure to airborne particulates. Children, seniors/elderly, minorities, pregnant women, and low-income residents are affected by such contaminants as illustrated by higher levels of cancer deaths in Leelanau as compared to

Michigan and the United States; 27% or more of our housing stock with risks of lead based paint; increased number of Birth Defects cases; and elevated blood levels. This grant will help identify contaminants, ways to control migration, cleanup planning activities, and re-use plans.

iv. Cumulative Environmental Issues: The primary health and welfare concern for Leelanau is location of brownfield sites within our towns, villages, and rural areas, and resulting effects on humans and the environment. Hazardous substances, by definition, pose a substantial or potential threat to human health and the environment. That potential becomes a reality when substances are released into the air, water and soil. Almost all residents, businesses and visitors in Leelanau rely on groundwater for drinking water needs. Many of these drinking water aquifers are vulnerable to contamination; and many communities have water supplies that are impacted by nitrates from agricultural operations or ineffective septic systems and/or shallow groundwater supply wells. Leelanau has a large mining area for sand & gravel operations with over 1200 acres available for mining near M-72, a state trunkline running east-west. The dust from mining is present in the air and can be distributed by wind and trucking operations to various other locations. M-22, a state trunkline, carries the majority of traffic north-south in the county. This road is heavily traveled and lies along the shoreline and the heaviest areas of commercial developments, and potential brownfield sites. Hazardous substances on brownfield sites, nitrates from agricultural operations and ineffective septic systems, airborne or vehicle transported materials from mining operations, and congested state roads, all add to the cumulative environmental issues we face.

Our Partners are an important key for information, map data, resources, community outreach, and leveraging funds to identify and address sites and the associated social, economic, health, and environmental issues. Sites that present the greatest potential threats to human health and the environment will receive priority consideration for assessment activities. Leelanau is committed to EPA's goal of **Environmental Justice** - "for all communities and persons to have fair treatment and meaningful involvement regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies." ⁵

b. Impacts on Targeted Community

Brownfields pose health threats to all citizens and visitors, are eyesores and blighting influence, and a detriment to the environment. Vacant sites and buildings create problems with broken and cracked floors and pavement which allow leaks from stored materials, odors and problems from materials being blown off-site, vandalism and arson. One such site is a vacant and blighted building in Empire Village that has abandoned vehicles, garbage, piles of unwanted materials, a leaking roof, and dozens of feral cats. **Table II** lists potential sites, associated contaminants and exposure pathways, and resulting health effects.

Table II <i>Reference for Health Effects: Agency for Toxic Substances and Disease Registry (ATSDR), and Benzie-Leelanau District Health Department.</i>			
Site	Contaminants	Exposure Pathway	Examples of Health Effects
Old Schaal building with chemistry lab in Empire Village, operated 1900-1967	Mercury, barium, cadmium, total chromium, lead, silver, zinc, asbestos	<ul style="list-style-type: none"> • Ingestion (<i>drinking water</i>) • Direct contact (<i>soil & groundwater</i>) • Airborne particulates & inhalation (<i>soil & groundwater</i>). 	Respiratory and central nervous system problems, cancer, blood, brain, kidney.
Vacant commercial in Cedar, Sugar Loaf Resort	Asbestos, Lead, Mold, PCB's	<ul style="list-style-type: none"> • Ingestion • Direct contact • Airborne particulates & inhalation 	Lung cancer, mesothelioma, birth defects, reproductive, respiratory, nervous & developmental systems
Vacant Shaps in Cedar, Lake Leelanau, & Suttons Bay	Lead, asbestos, metals, chlorinated solvents, mold, metals, benzene, cadmium	<ul style="list-style-type: none"> • Ingestion • Direct contact • Airborne particulates & inhalation • Migration to groundwater 	Respiratory & central nervous system, asthma, cancer, heart, blood, liver, skin, eyes.

CHILDREN: Of the 4,620 children 0-17 years of age (2010 US Census), 14.7% are living in poverty, an increase from 11.0% in 2005. Thirty students are reported as "homeless" (Point in Time Survey, Jan. 2012), and 37% of single-parent families are unable to collect court ordered child support payments (Leelanau Probate Court). Approximately 40 children (2011) have Special Health Care needs - qualifying them for Special Health Care Services provided by the Health Department.⁶ 72% of kindergarten students in Suttons Bay School qualify for federally-subsidized food programs. Approximately 9% of Suttons Bay

students are sent home each Friday with "**Blessings in a Backpack**" – food for weekend, sponsored by a local charity. Two of the four public school districts (Northport and Suttons Bay) qualified for Supplemental Nutritional Assistance Program (or SNAP) which provides assistance with healthy eating, food safety, and stretching dollars. To qualify, the percentage of students eligible for free and reduced lunches must be greater than 50%. The number of eligible students eligible for free and/or reduced lunch in 2012 was 65% in Northport, 58% in Suttons Bay, 45% in Leland, and 30% in Glen Lake (*Local School Reports*). This is an increase for all schools for 2010, and 2009.

SENIOR CITIZENS/ELDERLY: 24.3% of residents are 65 years of age or older (US Census 2010), a number significantly higher than Michigan (14.1%) and the United States (13%). In 2010, more than 8,500 seniors received delivery of meals, homemaker assistance, medical attention, etc. from the Senior Services. Average age of clients served is over 81 years; average annual income was \$15,200.⁷

PREGNANT WOMEN: 21% of pregnant women smoke during pregnancy (MDCH, 2007-2010). Leelanau's health status, as compared to the U.S., noted unfavorable conditions of: Births to mothers age 40-54, no care in first trimester, infant mortality, and post-neonatal infant mortality.⁸

LOW INCOME: 9.3% of Leelanau's population (2010 US Census) was living in poverty—an increase over the 7.0% in 2005 and 5.4% in 2000. In **Maple City**, poverty rate is 38.6%; **Lake Leelanau** poverty rate is 39%.

MINORITIES: The American Community Survey (2005-2007) shows Leelanau's minority population at 13%. Latino population, although a small percent of our entire population, is one of the fastest growing segments. 2011 data show American Indian and Alaska Native comprise 3.8% of our population, compared to 0.7% for Michigan.⁹ In Suttons Bay School, about 30% (177 of the 605) students are from Tribal families.¹⁰

OTHER SENSITIVE POPULATIONS: Vulnerable Populations as those that face unique health risks and barriers to care, requiring enhanced services and targeted strategies for outreach and case management.

Leelanau's Vulnerable Populations include 1,465 adults (25 or older) with no high school diploma, 484 severely work disabled, 1,437 with major depression, and 1,685 drug users (within the past month).¹¹

Also of special significance:

- Crime Rate has fallen in the last ten years with 365 crimes committed in 2002, down to 227 in 2011.¹²
- Adult diabetes rate (April 2010) was 10.5% for Leelanau, and 9.7% for Michigan.
- Low-income preschool obesity rate was 21.2% for Leelanau and 13.4% for Michigan.¹³
- 27% or more of the housing stock was built before 1950—an extreme risk for lead poisoning.¹⁴ Older housing stock is often used by new households or first-time homebuyers as a "starter home".¹⁵
- About 25% of the total number of rental units in Leelanau were built prior to 1940.¹⁶
- Birth Defects Cases increased 24% - from 85 cases (1992-99) to 113 cases (2000-2010).¹⁷
- Leelanau has one of the highest percentages of uninsured citizens for northern Michigan counties, with 25.5% of citizens under 65 uninsured, and 18.8% of citizens 18-64 years uninsured.¹⁸
- Median resident age in Leelanau is 42.6 years compared to State median age of 35.5 years. Median resident age in Greilickville (Elmwood Township) is 55.9 years with 35.7% of its population over 65.¹⁹
- The Health Department provided 1,352 vaccines, dental outreach to over 3,000 people, Children's Special Health Care Services to 135 people, Vision screening to 1,812 children, Hearing screening to 1,332 children and Medicaid Outreach & Advocacy to over 3,000 people (2012).²⁰
- Leading Causes of Death in Leelanau (2011) are Cancer 23% and Heart Disease 21.1%, while Michigan's Leading Causes of Death are Heart Disease 26.3% and Cancer 22.7%.²¹

The link between age, income, race, and health effects indicates a disproportionate impact from brownfields on sensitive populations. While several communities are targeted for this grant, other areas are also experiencing a disproportionate impact from brownfields such as schools, day care centers, and assisted living facilities in close proximity to brownfield sites. Close proximity means exposure to contaminants and higher risk of lead-poisoning, lung diseases, respiratory problems, low birth weights, higher medical costs, and cancer. These residents also face exposure to odors, disease-carrying insects, rodents, feral cats, and the stigma these sites cause to their homes and community. Our Targeted Communities illustrate how residents are disproportionately affected by environmental problems. Unless negative effects of brownfields are addressed, these families will continue to be exposed to them.

One of the most significant environmental problems is the **threat to our groundwater aquifers**. Nearly **60%** of Leelanau is underlain by highly permeable soils susceptible to contamination from underground tanks, spills, failed septic systems, fertilizers, pesticides and herbicides. Over **90%** of residents rely on on-site sewage disposal for sanitary wastes, and almost all residents, businesses and visitors rely on groundwater for drinking. Total fresh water withdrawal (all from ground) is nearly ½ million gallons/day.²²

Other environmental problems are significant threats to: 1) habitats, 2) protected/endangered species, and 3) air quality. These problems may not be detectable to visitors, particularly because of our terrain, but they exist and pose substantial hazards and obstacles to redevelopment and sustainable growth in Leelanau. The overall impact of brownfield sites is summarized as follows:

Social & Welfare Impacts:

- Safety & quality of life is impaired from the presence of underutilized properties.
- Decreased number of affordable housing units, local jobs & growth of businesses.
- Decrease in civic pride, increased apathy
- Impaired community safety & quality of life due to the presence of underutilized properties.

Environmental Impacts:

- Impact to ground and surface water; lower water quality in creeks, rivers, lakes, and the Bay.
- Diminished recreation and fishing for residents and tourists from pollution and blight.
- Heavy metals, PCBs, chlorinated volatile organic compounds, arsenic, and lead.
- Biological/physical/chemical risks associated with contaminated sites.
- Soil contamination, air pollutants, materials drifting off site, migration of contaminants.
- Vacant buildings from closings and foreclosures, and breaking and entering, arson, and burglary.
- Contaminated sediments from heavy rains/storms run into creeks, rivers, and lakes.

Public health Impacts:

- Health and safety risks from abandoned, blighted, deteriorated sites and structures.
- Lead exposure – due to 27% of housing stock built before 1950.
- Exposure pathways such as vapor intrusion, contact with contaminated soils, lead based paint chips, contact with impaired waters and sediments in water, etc.
- Disproportionate burden of health risks in communities with older housing stock (lead based paint, asbestos); and areas of higher poverty and lower income.
- Ever-present exposure pathways (e.g. vapor intrusion, dermal contact).
- Contact with impaired waters and sediment in major water systems.

c. Financial Need

i. Economic Conditions: Leelanau faces a very serious lack of employment opportunities and needs a wide range of jobs: seasonal, temporary, part-time, and full time with benefits. Nearly 50% of Leelanau's work force leaves the county each day to work elsewhere. Local municipalities have small budgets, and very little, if any, professional staff. These communities rely on the County for brownfield assistance.

FINANCIAL INDICATORS: Residential foreclosures in Leelanau rose from 370 in 2009 to 491 in 2010. These foreclosures are from non-payment of property taxes²³. Leelanau's highest unemployment rate in 2012 was 10.1% in February, (Michigan was 9.8% and the U.S. was 8.7%). In 2013, Leelanau's highest unemployment rate was 8.8% in January (Michigan was 9.7% and U.S. was 8.5).⁽²⁴⁾

CENSUS WORKER FLOW REPORT (Most recent report, released March 2003) shows 43% of Leelanau residents work in neighboring Grand Traverse County. Another 5% work in 'other' counties. And, approximately 73% of workers in the county do not work in the townships in which they live. The County's jobless rate does not accurately reflect the shortage of jobs in the county, since nearly 50% of the employed workers have jobs 'outside' of Leelanau County.

PER CAPITA FUNDS - Leelanau's per capita federal funds are much lower than the State and Nation. In Fiscal Year 2010, Leelanau's per capita funds were \$6,214; Michigan's were \$11,076; and United States were \$16,569. Leelanau is the 2nd lowest County for per capita federal funds in NW Lower Michigan.²⁵

AVERAGE WEEKLY WAGE - 4th quarter 2011, for Leelanau was \$592, a decrease from 4th quarter 2010 wage of \$622. Michigan's weekly wage was \$933 and the United States was \$955. Leelanau is in the 2nd lowest category statewide –(\$500-\$649/week). Of 83 Michigan counties, 78 had wages below national average.

PROPERTY TAX CAPS - Approved in 1994, Michigan has one of the strictest property-tax-cap laws, (Proposal A), which caps the amount a home's taxable value can grow each year at 5% or rate of inflation, whichever is less. While Proposal A helped fixed-income homeowners, the negative impact has been to put state and local governments at a real disadvantage, with depleted general funds and decreased services.

STATE REVENUE SHARING IMPACTS - The State Revenue Sharing program distributes sales tax collected by the State to local governments, authorized by the State Revenue Sharing Act, Public Act 140 of 1971, as

amended. Changes to Revenue Sharing resulted in Michigan cities, villages, and townships losing more than \$2 billion in revenue sharing from 2002-2008. Michigan counties will be brought back into the revenue sharing on an annual basis – with Leelanau the last county in the state brought back, in 2024.

SPECIAL MILLAGES OR TAXES - Traditional financing methods are dwindling or non-existent. While local officials and residents desire redevelopment projects to proceed, they've stressed the importance of not placing additional taxes or millages on residents.

ii. Economic Effects of Brownfields:

COMMERCIAL LENDING - Tighter regulations in commercial lending means our Brownfield Program is one of the only methods available to encourage and stimulate economic development, which adds local jobs, increases our tax base, and provides new housing opportunities. Lenders are wary of lending funds to projects that are suspected of having contamination issues, or perceived contamination issues.

DECREASED STATE FUNDS - The State supported brownfield redevelopment through the 1998 Clean Michigan Initiative Bond Fund which is almost all spent. Efforts for a new bond failed, due to the State's poor economy. The Governor also eliminated Brownfield Redevelopment Tax Credits, replacing them with a program which only supplies 1/5th of the former incentive.

The funding provided through this grant can be the catalyst to jump-start redevelopment projects, and encourage lenders to back projects which will create jobs and increase tax bases. Stabilizing real estate values and reducing vacancy rates through redevelopment means lenders are more likely to provide funding for surrounding redevelopment projects. Funding for site assessments will remove one of the key financial barriers to the redevelopment of these properties and stimulate ongoing area-wide development.

2. Project Description and Feasibility of Success

a. Project Description

i. Describe Project and Its Alignment with Targeted Community's Land Use and Revitalization

Plans: This grant will be used to continue support of our Brownfield program, focus efforts in towns and villages, particularly our Targeted Communities, and in areas where assessment funds were not previously used. The redevelopment strategy and projected redevelopment for properties that we assess will be filtered through our award-winning **General Plan** designed by Leelanau citizens, the goals and objectives in community plans, and regional plans. The redevelopment strategy will be consistent with Action Statements from the **General Plan** that are relevant to the Brownfield Assessment Project and include:

- Encourage private enterprise to upgrade and redevelop existing, aging commercial centers.
- Identify needs for different housing, emphasizing needs for elderly, infirm, migrant workers, low income.
- Promote affordable housing in areas that incorporate cultural, recreational, child care, & public safety.
- Ensure environmental issues are considered in the local zoning process.
- Develop a program to identify water quality change and source of any contaminants.

As part of our Brownfield Program, Leelanau works with communities, developers, bankers, and real estate, to develop cleanup and reuse goals along with green development technologies. These Partners have been involved in numerous other grant, loan, and community projects the County has led such as: HUD/MSHDA housing projects for home rehabilitation and home construction, website design, Placemaking Strategies, housing/rental studies, and development of recreation and community wide plans. Assessments are an important stimulus to brownfield redevelopment, and make a difference whether or not a project comes to fruition. Award of this hazardous substances grant will insure interest and commitment from Partners and community members grows and expands into a viable, self-sufficient Program.

ii. Project Management Approach:

Our project management approach will begin with a public announcement and getting word out about the grant and grant activities as soon as the grant is announced. The County conducted an Inventory List with previous assessment grants and identified 'Priority Sites' for potential funding and redevelopment. The County will move quickly to begin community outreach and request assistance from our Partners. A Request for Proposals will be released for a competitive bid process for Contractors. The Authority will follow a competitive bid process for selecting Contractors which will meet Leelanau County's policy to competitively bid for services or goods in excess of \$5,000, as well as meet Federal procurement requirements. Contractors selected will be required to have an approved QAPP with EPA Region 5, be licensed, insured, and not de-barred from receiving federal funds for contractual work.

Properties selected for assessment activities will require site access and that will be obtained in writing from the owner with dates/times for entering the property, a list of individuals authorized to be on site, and authorization that public (federal) dollars are being used for assessment work which allows resulting data to be made public. Assessment activities conducted and tracked will include Phase I and II Environmental Site Assessments (ESAs), BEAs, Due Care Plans and Brownfield Plans, capture of tax increment, community outreach, community health monitoring, acres of land assisted, cleanup and planning tasks, and in-kind services and funds leveraged. Data will be entered into EPA's Assessment, Cleanup and Redevelopment Exchange System (ACRES) which is an online database for Brownfields Grantees to electronically submit data to EPA. Leelanau is very effective with leveraging, and has already completed a lot of Site Inventory, so grant funds will focus on assessments and cleanup planning. We will develop and maintain a log for our assessment grant which is similar to our 'fair housing log' we maintain for our HUD/MSHDA housing grants. Our 'Assessment Log' will track calls, emails, and visits and summarize the issue or complaint that citizens bring forward on sites: such as smells, odors, spills, collapsing/unsafe buildings, vandalism, contamination, etc. This information will be shared with the local community and Construction Codes office for initial inspections. All tasks can be completed within the grant period.

Progress will be measured by how well we reach our projected timeframes and activities outlined below, the number of projects we complete in our Targeted Communities, total number of projects, and compliance with our Work Plan and Cooperative Agreement with EPA. Information on activities and reports will be available at www.leelanau.cc, in ACRES, and through our Point of Contact (the Project Director). The following chart shows a timeframe, anticipated activities, outputs & outcomes:

Expected Timeframe	Activities	Outputs: Projected Results of Activities & Reporting	Outcomes: Projected Environmental Improvement
Begin - 3 rd & 4 th quarter 2014	Announcement of Award, Public meeting, Applications Sought, Site Prioritization and Site Selection	Provide estimates of sites ready for additional grants, loans, leveraging for redevelopment	Prioritize sites and Select Sites for Phase I and Phase II Environmental Site Assessment activities
FY 2014	Phase I ESA's on selected properties. Acquire EPA approval for sites prior to Phase I activity.	Eligibility determinations Phase I assessment reports Property profile forms	Identify number of properties assessed, and acres which are ready for redevelopment.
FY 2014-2015	Phase II ESA's - after approval by EPA for site selection	Prepare/update QAPPs Phase II Assessment Reports Property profile forms	Report number of properties assessed. Estimate acres ready for reuse, continued use, redevelopment.
FY2014- to end of grant	Conduct Community Health Monitoring, Cleanup Planning, Develop & Maintain "Assessment Log"	Complete Remedial Action Work Plans, Reports on Community Health Monitoring, Property profile forms	Report number of sites with cleanup plans and health monitoring. Estimate acres for reuse, redevelopment.

iii. Site Selection: Based on an expected announcement of awards in spring 2014, site selection will begin in early summer with a Press Release and announcement of available funding. Grant activities will meet requirements of the Michigan Brownfield Redevelopment Financing Act, and Michigan Natural Resources and Environmental Protection Act. This will involve MDEQ review and approval of BEAs and Due Care plans so they meet regulatory requirements to identify potential exposures, and take measures not to exacerbate contamination. Public notices, hearings, and approvals will be done for Brownfield Plans and capture of Tax Increment Financing (TIF). Health Department records and map data will be used to identify contaminants and sources of contaminants. All sites must meet EPA's eligibility requirements. The **Authority** prioritizes sites based on 4 Main Criteria already established: Marketability, Infrastructure, Environmental Conditions, and Community benefit. Main Criteria are broken into sub-criteria such as: job creation, tax base improvement, remediation necessity, use of existing infrastructure, and reduction of threats. Highest scoring applications are recommended for funding. Outreach efforts will involve public gatherings, media, printed material, TV/radio, and community visits to spread the news about our program, available funds, potential sites, and opportunities for citizens to become involved. Selected sites will be required to submit signed documentation for site access.

b. Task Description and Budget Table

Task Description: The majority of grant funds will be used for Phase II ESA's, planning activities, and community health monitoring. Remaining funds will cover Phase I ESA's, eligible programmatic expenses, and travel to EPA brownfields conferences, trainings, and project sites. The **Authority** and staff will implement this grant. They have six (6) years' experience with EPA grants, and over 25 years' experience

implementing other grants and loans for Leelanau. Assessment activities will be completed by environmental consultants. The **Authority** will use leveraged funds already secured, seek other leveraged funds for each project, and seek opportunities to recapture funds used for assessments into a local revolving fund for future projects and program continuation. This may involve matching funds from the applicant, an agreement for recapture of grant funds used on a site once the site is sold, capture of TIF funds through brownfield plans, and/or donations of funds and resources. We have learned from past experience that while this assessment grant will provide the stimulus and start-up for our program, it is our responsibility to continue the program, and line up the leveraged funds and opportunities for program growth and sustainability. Leelanau County, through its Authority, and Partners, is dedicated to this commitment and to continuing our assessment program after grant funds are expended.

Cost estimates are based on average costs for similar work in Michigan, and actual costs for similar work completed 2009-2013.

Budget Table for Hazardous Substances					
Budget Category	Task 1:	Task 2:	Task 3:	Task 4:	
<i>(programmatic costs only)</i>	Phase I Environmental Site Assessments	Phase II Environmental Site Assessments	Brownfield Plans, Cleanup Planning, Community Health Monitoring	Outreach & Eligible Programmatic Expenses	TOTAL
Contractual	24,000	123,000	35,000	9,500	191,500
Personnel	1,000	1,000	2,000	2,000	6,000
Fringe Benefits	0	0	0	0	0
Travel	0	0	0	2,000	2,000
Equipment	0	0	0	0	0
Supplies	0	0	0	500	500
Total	25,000	124,000	37,000	14,000	200,000
% of Total Grant	12.5%	62%	18.5%	7%	100%

Specific Hazardous Substances Tasks are as follows:

TASK 1: Phase I Environmental Site Assessments

6-Phase I ESAs with estimated costs of \$4,000 each for a total of \$24,000. Phase I ESAs conducted in compliance with ASTM and All Appropriate Inquiry (AAI) requirements. Copies of all reports will be provided to the applicant/property owner, the potential buyer, and EPA Region 5.

TASK 2: Phase II Environmental Site Assessments

15-Phase II ESAs at \$8,200 each for a total of \$123,000. Phase II ESAs conducted in accordance with EPA Region 5 approved QAPPs. Copies provided to the applicant/owner, potential buyer, and EPA Region 5. Over 60% of the total grant funds will go toward Phase II ESAs.

TASK 3: Brownfield Plans, Cleanup Planning, & Community Health Monitoring

Six (6) proposed brownfield plans at \$5,000 each for a total of \$30,000, including: Public meetings, Soil Management Plan, Remedial Design, Remedial Action Work Plan, and Remedial Planning. \$5,000 for Community Health Monitoring at locations where citizens have concerns on health and/or environmental issues from brownfield sites, cleanup, or redevelopment. Analysis of existing health issues (cancer, asthma, or other serious illnesses) to help locate contaminated areas that need more studying.

TASK 4: Community Outreach & Eligible Programmatic Expenses:

Sponsor a kick-off session for announcement of the grant award and hold meetings and community events. Review current Site Inventory and seek additional sites for the Inventory. Submit progress reports to EPA Project Officer covering: work status, progress, difficulties encountered, financial expenditures, etc. Report accomplishments; submit to ACRES reporting system. At grant conclusion, submit final report of accomplishments, expenditures, outcomes, outputs, lessons learned, and leveraging. No administrative costs charged to the grant.

c. Ability to Leverage

Leelanau has an approved Place-based Target Strategy with Michigan State Housing Development Authority (MSHDA) for enhancing livability and sense-of-place for targeted areas in Leelanau. (Complete document at: <http://www.kbsincorporated.com/wp-content/uploads/2013/06/2012-11-27-Leelanau-County-FINAL.pdf>) Leelanau has been awarded **\$175,000** related to this Strategy and the corresponding CDBG

Housing funds. Partners to this EPA assessment grant application have dedicated \$3,550, plus in-kind services, use of equipment, video equipment, meeting rooms, emails & newsletters, and supplies.

Leelanau will continue to expand upon its excellent track record of leveraging dollars and resources. Michigan allows for the development of Brownfield Plans, and these Plans can capture tax increment revenue (TIF) from the new investment to pay for eligible activities like Phase I and II ESA's, BEA's, Due Care Plans, Brownfield Plans, demolition at a site, and lead and asbestos abatement. Brownfield Plans also provide (by law) the ability to capture TIF for an additional five (5) years once all eligible activities are paid, and these funds can be used as leverage and funding for future projects. We have leveraged TIF on four (4) Brownfield Plans. Our previous hazardous substances assessment grant **leveraged: \$32,500** towards assessment, **\$1.2 million** in MDEQ Brownfield Redevelopment Loans for a brownfield site in Leland, with private investment of **\$5 million**, **\$50,000** in MDEQ 128(a) funds for a Community Health Monitoring study in Cedar and another **\$10,000** of in-kind services from the community, **Free** EPA geophysical assistance services at several sites, **assistance** from ATSDR and TAB, **128(a)** funds for several sites, and **Air sparging system and paving** by MDEQ at an old gas station in Lake Leelanau.

Additional funding sources available either during, or after, assessment activities may include MDEQ Cleanup Grants and Loans, EPA Cleanup Grants and Revolving Loan Funds, Leelanau's Revolving Loan Fund, Community Development Block Grants, USDA Rural Development, Urban Land Assembly, Historic Preservation, Transportation Enhancement funds, and TIF dollars. To stretch our grant funds and leveraged dollars, we will continue to use free EPA geophysical services, the TAB program, re-use development assistance for brownfield sites, and services from local, regional and state offices. In-kind services will be provided by staff, our Partners, and our Contractors.

3. Community Engagement and Partnerships

a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress:

Leelanau has strong experience in community outreach which was demonstrated during development of the **General Plan**, previous assessment grants, County website, recycling program, county-wide addressing, and local plans. During community outreach conducted under the previous assessment grant, presentations were provided to area Board of Realtors, bankers, developers, elected and appointed officials, Tribal officials, and the general public. EPA officials from Chicago conducted training sessions in the county, and 350 citizens participated in three (3) TAB Visioning Sessions on the former Sugar Loaf Resort. Leelanau will host similar gatherings and reach across the county, and region, to reveal information about our Brownfield program, available funds, potential sites, and ways citizens can get involved. We will focus events right in our Targeted Communities and engage the community through:

Local media (newspaper, radio, TV, Public TV) – send Press Releases, emails, agendas and notices.

Partners: Use social media such as Facebook, YouTube, Twitter and UpNorth Media Center.

In-Kind Services: Obtain assistance through TAB, ATSDR, etc. for outreach activities.

Brochures/Flyers/Grant Fact Sheets –distributed and used to solicit input, and comments.

Tax Bill Notices – short messages or cards will be placed in tax bills.

Community Meetings – Extensively advertised. Held in convenient locations for maximum participation.

Point of Contact – Ms. Galla and her staff will serve as our single Point of Contact.

Notices and announcements will be disseminated in as many languages as needed. Leelanau has a relatively small population of Hispanic and Latino, but this population has been increasing – particularly in **Lake Leelanau**, one of our Targeted Communities. Local groups and interpreters have been identified to assist non-English speaking families, migrant workers, and minority groups. We will continue to use language teachers in our schools to translate and write notices, ads, and information in Spanish (and other languages, as needed). Materials will be printed on recycled paper, and placed in local newspapers (Record-Eagle, Leelanau Enterprise, Grand Traverse Insider) and online calendars (www.tcticker.com, www.leelanau.com, www.upnorthmedia.com). Information will be shared with TV/radio, schools, day-care centers, migrant workers rental units, the Tribe, and businesses. Thirty-second (30 second) radio announcements will be broadcast for those visually impaired. Audio and auxiliary equipment will be provided at meetings for anyone with vision or hearing difficulties, and meetings and public events will be held at facilities meeting Americans with Disabilities Act (ADA) requirements. Citizens unable to attend meetings can receive copies of minutes and materials provided, and audio tapes of any taped meetings. Public transportation is available for sensitive populations such as our Seniors, citizens who don't drive, and those lacking dependable transportation. Leelanau is also sensitive to the fact that not everyone relies

on a computer, TV, or radio for information. Seniors are a large segment of our population and many of them rely on newspapers or personal mail for information. We will use every available tool to engage all citizens, respond to comments and provide timely information. A kick-off meeting will be held after award of the grant, with at least two (2) public sessions for community outreach. We estimate three (3) public meetings for each site evaluated to discuss assessments, cleanup planning, and re-use plans.

b. Partnerships with Government Agencies

i) Local/State/Tribal Environmental and Health Agencies: This grant will include Partners across Leelanau, and the region. Our well-established brownfields program has developed cooperative partnerships with organizations, communities, and state and federal agencies focused on brownfields revitalization and environmental issues such as: MDEQ, Benzie-Leelanau District Health Department, the Tribe, MSHDA, TAB, ATSDR, and local lenders. The MDEQ and Health Department have significant data about community sites, particularly 'problem' sites, and can assist with input, resources, GIS data, and water sampling. ATSDR and TAB will be valuable resources for community health monitoring, public sessions, and community meetings. We will continue to work with all of these organizations, and our Partners, on all future projects and communicate our progress.

ii) Other Relevant Agencies: The Authority will also work closely with the Leelanau County Land Bank Authority (LC-LBA) to address blight and obsolete buildings. The successful Blight Elimination Grant (2013), has resulted in three (3) blighted residential structures being demolished and sites prepared for resale and redevelopment. Each site had lead and asbestos contamination, vandalism, animal damage, mold, and were blighted conditions that drew large concerns from neighbors and the community at large. The LC-LBA can leverage brownfield tax increment tools for further incentives on sites – such as site preparation, and installation of infrastructure. Eligible activities are allowed to be reimbursed using tax increment financing. Northwestern Michigan College has joined with us on past projects and will be sought for their expertise, input, and training on topics relative to our brownfield program. Leelanau also works with Northwest Michigan Works Service Center which provides current job postings in the area, use of computers and assistance with filling job applications, free workshops and learning labs, and information on minority and women owned businesses. Our Construction Code department also offers various trainings which are open to the public. We have partnered with the Tribe which owns residential and commercial properties in Leelanau. The Tribe sends a representative to each of our **Authority** meetings and our LC-LBA meetings each month and the County and Tribe collaborate and join as partners on many projects such as emergency services, police patrol, hazardous waste collections, housing, and recycling programs.

c. Partnerships with Community Organizations

Letters are attached from Community-Based Organizations that will partner with us, offer in-kind services, and leverage additional resources/funds. Additional Community-Based Organizations will be added to the list throughout our assessment activities and program.

1. **Bay Area Recycling for Charities** - a local recycling group which turns a percentage of its profits over to charities at the end of each year. Dedicated to recycling, and reuse.
2. **Benzie-Leelanau District Health Department** – deals with environmental and public health.
3. **Fishtown Preservation Society** – non-profit organization dedicated to preserving historical integrity of Fishtown and ensuring it continues for Great Lakes commercial fishing, and maritime traditions.
4. **Grand Traverse Recreation & Arts Center:** non-profit dedicated to arts and the community.
5. **Land Information Access Association** – nonprofit helping communities share data and resources.
6. **Leelanau Clean Water** – regional volunteer group aimed at protecting and preserving water resources.
7. **Family Coordinating Council (LCFCC)** - coordinating body for human services in Leelanau.
8. **County Parks & Recreation Commission** - volunteer committee, dedicated to parks and recreation.
9. **Senior Services** – county agency; works to keep Seniors in their homes and provide needed services.
10. **Solid Waste Council** – volunteer group; works to increase recycling, education and awareness.
11. **Michigan Association of Counties** - service organization providing legislative representation, workshops, conferences, an eNewsletter, and weekly updates for county government.
12. **Michigan State University – NW Michigan Horticultural Research Center** – premier research site on pest management, horticultural production, marketing and management of fruit.
13. **Northern Michigan Environmental Action Council** – grass roots organization/ works to preserve natural environment through citizen action and education.
14. **Northwest Michigan Council of Governments** – regional agency covering 10 counties; deals with planning, zoning, environmental issues, employment, transportation, etc.

15. **Saving Birds Thru Habitat** - non profit organization; focused on wildlife and environmental protection.
16. **The Watershed Center of Grand Traverse Bay** – advocate for clean water in Grand Traverse Bay and acts to protect and preserve the Bay's watershed.

4. Project Benefits

a. Health and/or Welfare and Environment

General Plan Principal Goal is: *"Establish a strategy for guiding growth that protects and, where possible, enhances the unique character of life on the County. Achieving this goal means protecting the land base for use by present generations without unnecessarily compromising the options of future generations."*

The Targeted Communities of **Lake Leelanau, Empire Village, and Cedar** are also Target areas in our approved Place-Based Targeting Strategy with MSHDA. This program focuses on rehabilitation of existing homes to address health and safety issues and provide better living conditions. It is a low-interest loan program for homeowners at or below 80% of Area Median Income (AMI). Our Targeting Strategy for the housing program also lists community improvements such as sidewalks, lighting, and trails. It includes other targeted areas like Empire Village, Northport Village, small towns and Peshawbestown (Tribal area).

We will utilize the Action Model developed by ATSDR to assess impacts of redevelopment on public health, and provide improvements in overall community health. The Action Model can be used in our Targeted Communities, and across Leelanau, so residents have the opportunity to evaluate possible health risks in their community, identify potential sites of contamination, define methods for containment and cleanup, and develop redevelopment plans. Public health will benefit through reduction of potential exposure to toxic substances, especially to our fastest growing population segment – our senior citizens, and also our children, pregnant women, low-income, and minorities. We aim to revitalize environmentally distressed areas, reduce threats to human health, reduce pollutants entering our valuable water sources, reduce impacts to sensitive aquatic habitats and wildlife areas, and reduce pollution, odors and animal problems. Our past outreach also included a workshop with EPA officials on Sustainable Development.

Planned Outcomes:

- Retain jobs/create jobs through assessment activities as the foundation for reuse,
- Address health issues, citizen concerns, and reduce exposure/contact of brownfield sites,
- Increase sustainable development throughout the county,
- Provide affordable housing with easy access to schools, shopping, greenspace, and recreation,
- Increase greenspace/open space to add trails, wildlife habitat areas, parks, etc.,
- Recycle/reuse materials, infrastructure, and utilities on brownfield sites,
- Encourage use of existing infrastructure & utilities in the redevelopment of sites,
- Encourage redevelopment and return to tax rolls of foreclosed and tax-reverted properties.

Our Outputs/Outcomes will be included in the Work Plan provided to EPA at the beginning of the grant, and reported and tracked each quarter. It will also be included in the final project report due at the end of the Cooperative Agreement. The **Authority** developed **Policies & Procedures** to insure projects meet outcomes such as: protecting human health and the environment, preservation of open space, and sustainable development. A copy of the **Policies & Procedures** is available to the public at all times at: www.leelanau.cc, along with application forms for brownfield assistance.

In our own efforts to reduce environmental impacts and consumption of raw materials, we will use recycled products for all printed materials and signs, and require our Partners and consultants do the same.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Use of Planning, Policies, Ordinances or Other Tools for Sustainable Redevelopment:

Redevelopment can provide residential and commercial uses, increased taxable value and tax revenue, and encourage families to live, work, and enjoy recreation in their community. A report of the Smart Growth Network titled "Putting Smart Growth to Work in Rural Communities", was developed under a Cooperative Agreement with the EPA and is online at http://www.epa.gov/smartgrowth/sg_rural.htm. Leelanau will support these goals with this Assessment Grant.

This grant will promote economic benefits by working with communities like **Lake Leelanau, Empire Village, Cedar, and the Sugar Loaf Resort Area**, to reclaim vacant and underutilized land and return them to productive use. Future property uses may include residential, commercial, or greenspace/open space - which create economic benefits such as temporary and permanent jobs, increased property values and tax revenues. For example, the Leland redevelopment involved 10 contracting/consulting firms, 2 well drilling

companies, 4 excavating companies, 3 utilities, 4 county agencies, surveyor, title insurance company and an insurance company. Majority of this work was conducted by Leelanau based companies and Leelanau workers. Economic stimulus through our brownfield program adds jobs and security to our local economy.

This assessment grant will also help eliminate blighted, obsolete, and contaminated properties. Using these grant funds on high priority sites, like those in our Targeted Communities, as well as in the Targeted areas outlined in the Placed-Based Targeting Strategy, will boost the local economy with jobs related to assessment and cleanup planning, and add long-term jobs after cleanup planning and redevelopment. As part of our program, Leelanau will pursue job training grants and opportunities to retrain unemployed workers for jobs related to brownfield activities – such as with Michigan Works through Northwest Michigan Council of Governments (NWMCOG). In addition to providing assessment help, our Revolving Loan Fund and Local Site Revolving Remediation Fund can offer low-interest loans for cleanup.

The **General Plan** recognizes “a healthy economy depends on a healthy environment”. Environmental benefits resulting from this grant will include:

- **Reuse of land**, protection of important water resources, reduced carbon emissions, reduction of pollution, rodents and wild animals on brownfield sites, reduction of threats to aquatic life and habitats, and reduced sprawl. Redevelopment provides a healthy, sustainable, and inviting community.
- **Recycling & Reuse of materials and building supplies** on sites that will be demolished will reduce material landfilled and reduce project costs. (This important step and resulting benefits will be taken, even on projects where no assessment grant funds are used.)
- **Proper Disposal of hazardous substances** (farm chemicals, batteries, used oil, etc.) through the Leelanau County Recycling and Household Hazardous Waste Collections.
- **Reducing environmental threats** provides economic stimulus. Redeveloped sites provide jobs so residents can work, live, and play in their communities, and it also results in fewer vehicle trips.
- **Use of existing infrastructure** - The **General Plan**, and local plans encourage open space and greenspace. Creation and expansion of such areas adds trail links, sidewalks, bike paths, improves walkability, and encourages development in and around existing communities. One example is the approved Brownfield project in Elmwood Township has linked private property to the public TART trail.
- **Implementation of Plans** such as Emergency/Evacuation plans for sites where chemicals and fuel are stored, Solid Waste Management Plan, and Disaster Mitigation Plan.
- **More LEED certified buildings**, green building features in projects, green development, greenspace, non-motorized recreational facilities, energy efficient buildings, placemaking techniques and implementation of ‘Low Impact Design’ features on redeveloped sites.

ii. Equitable Development or Livability Principles: Our program will utilize the **EPA Livability Principles** in our brownfield program to: (1) provide more transportation choices, (2) promote equitable, affordable housing, (3) increase economic competitiveness, (4) support existing communities, (5) leverage federal investment, and (6) value communities and neighborhoods. Leelanau anticipates significant environmental, social, and public health and safety benefits from assessment and redevelopment of sites, with emphasis on those in our Targeted Communities. Outcomes will include revitalization of environmentally distressed areas, reduction/elimination of threats from contamination, and improved neighborhoods for our residents. For example, assessment and redevelopment/expansion of the:

- Historic, vacant school building in Empire, will provide jobs, redevelopment, and remove contamination.
- Sugar Loaf Resort Area - will eliminate exposure to hazardous substances, help revitalize the largest source of employment in Leelanau, and provide a boost to the local economy.
- Hardware store, boat/storage business, and vacant buildings in Lake Leelanau where further assessment and redevelopment will improve the local economy, and add local jobs.
- Former automotive store in Cedar where reuse of this site would add to the local tax base, provide jobs and remove contamination, blight, and safety issues for the community.

Site specific health and safety plans (HASP) will be developed for each site and include plans to protect the environment, and health and safety of citizens and workers - such as specific information on the type/amount of materials onsite in order to alert First Responders to hazards. The HASP will list the health department, health clinics, and hospitals along with emergency information. The HASP will take into account the goals of our Soil Erosion, Soil Sedimentation and Runoff Ordinance, Hazard Mitigation Plan, Solid Waste Management Plan, and other factors to protect the public and the environment including fencing, signs, traffic detours, and protective gear. Notices about work to be performed will be published in

English, Spanish, and other languages as needed. Project sites will have a Contact Person on site in the event of emergencies, or to answer questions from residents. Work will not be permitted on holidays or Sundays, and will have start/stop work times to limit daily noise and inconveniences for the community.

c. Economic or Non-Economic Benefits (Long Term Benefits)

i. Non-Economic Benefits: Leelanau plans on reaping other non-economic benefits from this grant. **Open space, connection of wildlife trails, and recreational opportunities** can be expanded. Local Recreation Plans can be used to acquire grants for leveraging and **acquisition of park land**. The 3 villages in the County, and several small towns, are located on the Great Lakes or inland lakes. Opportunities to **expand recreational uses along waterfronts** and **connect public spaces** will be one of our priorities.

A Scenic Heritage Route designated by the Michigan Department of Transportation runs along the entire Lake Michigan shoreline (M-22). Policies and guidelines are in place for development along this route, and a non-motorized trail has been partially completed. Redevelopment of brownfield sites along these trails can **provide additional recreational opportunities** and possible **transportation alternatives** for those who live within biking/walking distance of work. The Leelanau Conservancy, a non-profit, runs a program to keep lands in open space, farmland, and woodlands. They have partnered with Leelanau on EPA grants, mapping grants, and plans to protect farmland and woodland. They will be a **Partner on properties which may be returned to community gardens or small specialty farms**, once cleaned up.

Community Health monitoring is a part of this grant application. Although community health monitoring may not directly increase the tax base or provide jobs, the benefits from these efforts help **offset fears and concerns in communities, dispel rumors, and provide accurate data**. Leelanau County has experience conducting Community Health Monitoring, under the previous EPA assessment grants.

ii. Local Hiring and Procurement:

The majority of work, including compilation of the Phase I assessments, Quality Assurance Project Plans (QAPP), Phase II assessment field work and Targeted Brownfields Assessment Reports is carried out by Technical Assistance Contractors. The Contractors are pre-qualified environmental professionals who are selected for grant activities after going through a public bid process which complies with Federal procurement procedures. Contractors are selected for the grant period, after being pre-qualified for technical capability and their rates pre-approved. As a cost savings measure, these Contractors are all required to possess an approved Brownfields QAPP, and update it as required under the terms of the grant. They are also required to provide in-kind services and quarterly reports detailing the services and the associated 'in-kind' costs. Leelanau maintains a list of small and minority businesses and women's businesses, and encourages participation by such businesses, as well as hiring of local contractors.

5. Programmatic Capability and Past Performance

a. Programmatic Capability

Leelanau County, through its Planning & Community Development office managed by Director Trudy Galla, has successfully administered: Housing of Urban Development (HUD) funds with 12 federal housing grants, Downpayment Assistance Program grants through MSHDA, a blight elimination grant, brownfield grants, state loans and grants, grants from the Tribe, and various local and regional grants. Leelanau has also worked with EPA on cleanup and re-use activities at a Superfund National Priority List (NPL) in Leelanau.

Leelanau administers its Brownfield Program and grants through the **Authority**. **Authority** members have experience in business, real estate, alternative energy, construction, contract negotiation, planning, and finance. Ms. Galla will serve as Project Director for this grant. She has experience in: brownfields, land bank properties, planning, zoning, and historic preservation. She will oversee all aspects of the grant – including projects, community outreach, quarterly reports, etc. She is a volunteer member of **Brownfield Collaborative Stakeholder Initiative (CSI)** group, organized through MDEQ Brownfield Program, and Michigan Economic Development Corporation. She serves as a member of the newly formed **ATSDR National Brownfields/Land Reuse Health Initiative Steering Committee**. Ms. Galla serves as Damage Assessment Leader for Emergency Operations, and works daily with county officials, businesses, and local organizations. In her absence, senior planner Kristin Smith carries out the duties. Ms. Smith has attended brownfield conferences, Placemaking for Communities, Smart Growth Conferences, and planning conferences. Additional staff or contractual work needed to complete this grant will adhere to Leelanau's policies for openly advertising employment opportunities, and competitive procurement procedures.

Leelanau actively pursues opportunities to bring experts into the county for trainings open to the public. As

an example, in late 2011 the Director met with an ATSDR employee to discuss community health issues in Leelanau. In April of 2012, the Authority then sponsored a workshop on 'Revitalizing Your Community In Tough Economic Times' with featured speakers from ATSDR, Michigan Association of Counties (MAC), and TAB. The Director and Authority members also attended the September MAC conference where EPA and ATSDR representatives were presenters. We are well aware of the effort needed to prepare for and administer this grant, and are committed and ready to carry it to a successful completion.

b. Audit Findings

Leelanau County has had no adverse findings and all audits have been 'clean' audits. Leelanau County has not had any problems with management of previous Petroleum or Hazardous Substances Assessment Grants, the RLF, or MDEQ grants/loans. We have received positive feedback from EPA regarding our performance to-date, and positive feedback from the State that Leelanau is an 'excellent grantee'.

c. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Assessment, Revolving Loan Fund, Or Cleanup Grant: Leelanau County was awarded two (2) EPA site assessment grants - a Petroleum grant in 2007, and Hazardous Substances grant in 2008. These grants were administered by the **Authority**, on behalf of Leelanau County. The grants have been completely expended, all funds drawn down, and both are closed out. Both grants were completed according to the Cooperative Agreement, Work Plans and Budgets with EPA. Leelanau County received a Revolving Loan Fund in FY2010. The grant is currently open and Tasks such as outreach, marketing, development of loan documents and application forms have all been completed. The **Authority** is in the stage of review/approval of applications and loan requests.

1. Compliance with Grant Requirements: The Petroleum (2007) and Hazardous Substances (2008) Grants were 100% completely expended, and closed out. Both grants were completed according to the EPA Cooperative Agreements, Work Plans and Budgets. All quarterly and financial status reports were completed and submitted according to the Agreements. Leelanau is up-to-date with ACRES and all required submittals. Leelanau has also created a website to show potential sites to developers. This website includes potential sites, environmental studies conducted, if the property is listed For Sale, photos, and contacts for more information. During the terms of the petroleum and hazardous substances assessment grants, all expected results and outcomes including: increasing awareness of brownfield sites, creating an Inventory List and prioritizing the list for potential assessment and redevelopment, conducting Community Health Monitoring, and preparing sites for redevelopment. One of the properties assessed under our previous grants is Herman Community Park which was purchased with state recreational grant funds, assessed, purchased, and developed into a passive & active recreational area for Suttons Bay.

All quarterly reports and financial reports for the Revolving Loan Fund grant (RLF) are being completed and submitted on time. The RLF grant is on schedule according to the approved work plan and budget agreement with the EPA. Community outreach, marketing, loan documents and applications have all been developed as part of the RLF. Several potential projects are currently seeking funding under the RLF for redevelopment of brownfield sites in Leelanau. Leelanau continues to make sufficient progress with the Work Plan and Tasks outlined for the RLF grant, and have completed Tasks for community outreach, public meetings, development of loan documents and loan applications, and a good portion of marketing. Additional marketing is being conducted followed by final steps for applications and loan approval. While the RLF is an open grant, Leelanau has a list of over 100 sites that require assessment work and evaluation, prior to redevelopment. Funding with this assessment grant will provide the catalyst to evaluate more of these sites and move them toward use of RLF funds for cleanup, and ultimately – redevelopment. The most recent grants, administered by the **Authority** and Director Galla are:

Table III	Funded Amount	Balance of Funds as of 12/31/13	% of Work Plan Tasks Completed
FY2007 Petroleum Assessment Grant	\$ 200,000	\$ 0 (Closed out)	100%
FY2008 Hazardous Substances Assessment Grant	\$ 200,000	\$ 0 (Closed out)	100%
Energy Efficiency & Conservation Block Grant Program	\$90,000	\$0 (Closed out)	100%
FY2010 Revolving Loan Fund (RLF)	\$1,000,000	\$ 940,000	45%

2. Accomplishments: - Leelanau has accomplished a great deal with its Brownfield program – starting from its infancy stage in 2007 and proceeding with administering two (2) cooperative agreements with EPA, and providing assessment assistance to municipalities, the Tribe, and non-profits. We have also completed 18 assessment projects, 4 brownfield plans, 4 Due Care Plans, 14 Phase I ESAs, 13 Phase II ESAs, and 1 community health monitoring project on a total of 1005 acres, reported in EPA's ACRES systems, and on our website. We have completed three (3) demolition projects for blighted/obsolete/contaminated properties. Many of these projects have been redeveloped or are in stages of redevelopment, involve development of greenspace, parks, workforce housing, and new businesses. As part of our Community Healthy Monitoring, the **Authority** leveraged funds to sample drinking water wells in the town of Cedar and leveraged \$50,000 in MDEQ funds, \$20,000 in EPA assessment funds, and \$10,000 in community funds to sample nearly 75% of all private wells, analyze results and provide reports. The ATSDR, a federal public health agency of the U.S. Department of Health and Human Services, provided input and guidance. ATSDR has showcased Cedar in discussions and presentations as an example of agencies working in a collaborative and cooperative manner to address issues dealing with health, welfare, and the environment. This involvement and cooperation will be duplicated on other brownfield projects.

Another recent accomplishment from our assessment activities is the Grand Traverse Arts and Recreation Center (GTRAC) project for the vacant Norris school. Assessment activities were conducted on the vacant school building and a brownfield plan was adopted. The redevelopment project includes the purchase of this vacant school, as well as 2 adjacent properties which tax-reverted to the county and encompass a Superfund National Priority List (NPL) site. The **Authority**, County Board, EPA, GTRAC, and the school have worked together for redevelopment of this 7 acre site for a state-of-the art, 100% off-grid community center incorporating stormwater management, low impact design, native plantings and clean energy.

Another success is a *blighted home on Grand Traverse Bay which tax-reverted* to the County, and was transferred into the Land Bank. The Land Bank and **Authority** agreed that assessment grant funds should be used for investigations to prepare the site for selling. Asbestos and lead based paint were identified on the site. Utilizing our ability to leverage resources, Leelanau was able to receive a Blight Elimination Grant to demolish and clean up this site, as well as two other properties in the county. These three properties will now be sold, placed back on the tax rolls and redeveloped.

- ¹ Michigan State University extension office
- ² http://www.mlive.com/news/index.ssf/2012/10/great_lakes_boaters_and_shippe_1.html
- ³ <http://www.fsa.usda.gov/FSA/webapp?area=home&subject=diap&topic=landing>
- ⁴ www.michigan-demographics.com
- ⁵ http://en.wikipedia.org/wiki/Environmental_Protection_Agency
- ⁶ Benzie-Leelanau District health Department
- ⁷ Leelanau County Office of Senior Services (formerly Commission on Aging).
- ⁸ Community Health Status Report 2009, U.S. Dept. of Health and Human Services
- ⁹ <http://quickfacts.census.gov/qfd/states/26/26089.html>
- ¹⁰ www.native-news-network.com
- ¹¹ U.S. Department of Health and Human Services www.communityhealth.hhs.gov
- ¹² Leelanau County Sheriff's Department, www.leelanau.cc
- ¹³ Michigan Department of Community Health
- ¹⁴ U.S. Department of Health and Human Services www.communityhealth.hhs.gov
- ¹⁵ A Housing Needs Assessment for Leelanau County, 2009
- ¹⁶ www.city-data.com/county/Leelanau_County-MI.html
- ¹⁷ Benzie-Leelanau County Health Department.
- ¹⁸ (American Community Survey 2009-2011).
- ¹⁹ www.michigan-demographics.com
- ²⁰ Benzie-Leelanau County Health Department Annual Report, 2012.
- ²¹ Michigan Department of Community Health: www.mdch.state.mi.us/pha/osr/chi/Deaths/frame.html
- ²² http://www.city-data.com/county/Leelanau_County-MI.html
- ²³ Leelanau County Equalization Records.
- ²⁴ www.nwmcog.org/data/employment/unemploymentrates.pdf
- ²⁵ Federal Funds Report 2010.

Threshold Criteria for Assessment Grants – (Hazardous Substances)

1. Applicant Eligibility

Leelanau County is a General Purpose Unit of Local Government.

2. Letter from the State of Michigan

Leelanau County received a letter from the Michigan Department of Environmental Quality (MDEQ) acknowledging Leelanau County's plans to conduct assessment activities through the pursuit of Federal grant funds. The letter is attached.

3. Community Involvement

Leelanau has strong experience in community outreach which was demonstrated during development of the **General Plan**, County website, Blight Elimination Grant, recycling program, county-wide addressing, and development and approval of local plans. During community outreach conducted under the previous assessment grant, presentations were provided to area Board of Realtors, bankers, developers, elected and appointed officials, Tribal officials, state and federal officials, and the general public. EPA officials from Chicago conducted training sessions in the county, and 350 citizens participated in three (3) TAB Visioning Sessions on the future of the former Sugar Loaf Resort. As part of this grant, Leelanau will host similar gatherings and reach across the county, and region, to reveal information about our Brownfield program, available funds, potential sites, and all the ways citizens can get involved. We will focus some of these events right in our Targeted Communities. Following are some ways we will engage our community:

Local media (newspaper, radio, TV, Public TV) – send Press Releases, emails, agendas and notices.

Partners: Use social media such as Facebook, YouTube, Twitter and UpNorth Media Center.

In-Kind Services: Obtain assistance through TAB, ATSDR, etc. for outreach activities.

Social media – key websites will be kept up-to-date with information, and we will use social network media such as Facebook, YouTube, and Twitter, as well as the county website.

Brochures/Flyers/Grant Fact Sheets –distributed and used to solicit input, and comments.

Tax Bill Notices – short messages or cards will be placed in tax bills.

Community Meetings –meeting notices will be widely distributed and posted. Meetings are open to the public, and held in convenient locations for maximum participation by residents.

Point of Contact – The Planning Director, Trudy Galla, and her staff will serve as Point of Contact. Ms. Galla also serves as the Director for the Leelanau County Brownfield Redevelopment Authority.

Notices and announcements will be disseminated in as many languages as needed. Leelanau has a relatively small population of Hispanic and Latino, but this population has been increasing – particularly in **Lake Leelanau**, one of our Targeted Communities. Local groups and interpreters have been identified to assist non-English speaking families, migrant workers, and minority groups. We will continue to use language teachers in our schools to translate and write notices, ads, and information in Spanish (and other languages, as needed). Documents will be printed on recycled paper, and placed in local newspapers (Record-Eagle, Leelanau Enterprise, Grand Traverse Insider) and online calendars (www.tcticker.com, www.leelanau.com, www.upnorthmedia.com). Information will be shared with TV/radio, schools, day-care centers, migrant workers rental units, the Tribe, and businesses. Thirty-second (30 second) radio announcements will be broadcast for those visually impaired. Audio and auxiliary equipment will be provided at meetings for anyone with vision or hearing difficulties, and meetings and public events will be held at facilities meeting Americans with Disabilities Act (ADA) requirements. Citizens unable to attend meetings can receive copies of minutes and documents, and audio tapes of taped meetings. Public transportation is available for sensitive populations such as our Seniors, citizens who don't drive, and those lacking dependable transportation. Leelanau is sensitive to the fact that not everyone relies on a computer, TV, or radio for information. Seniors are a large segment of our population and many of them rely on newspapers or personal mail for information. We will use every available tool to engage citizens, respond to comments and provide timely information. A kick-off meeting will be held after award of the grant, with at least two (2) public sessions for community outreach. We estimate three (3) public meetings for each site evaluated to discuss assessments, cleanup planning, and re-use plans. Updates will be provided at the **Authority's** monthly meetings.

4. Site Eligibility and Property Ownership Eligibility

This application is a Community-wide proposal; therefore, this section is not applicable.



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



DAN WYANT
DIRECTOR

January 10, 2013

Mr. Chet Janik
County Administrator
Leelanau County
8527 East Government Center Drive
Suttons Bay, Michigan 49682

Dear Mr. Janik:

SUBJECT: Acknowledgment Regarding the United States Environmental Protection Agency
Brownfield Assessment Grant Proposals

Thank you for your notice and request for a letter of acknowledgment for Leelanau County's proposals to the United States Environmental Protection Agency (EPA) brownfield grant program. The Department of Environmental Quality, Remediation and Redevelopment Division (RRD), is supportive of county-based redevelopment efforts and has reviewed the information you provided regarding your proposals.

Leelanau County is applying for a \$200,000 hazardous substances assessment grant and a \$200,000 petroleum assessment grant which can be used to conduct assessment activities at eligible brownfield sites in the county. Leelanau County is considered eligible for these grants as a general purpose unit of local government.

Should the EPA award these brownfield grants to Leelanau County, it would promote redevelopment and reuse of underutilized and contaminated properties and improve the economic development and environmental conditions in the county. If you need further information or assistance regarding specific brownfield sites, please contact Mr. Ron Smedley, Brownfield Redevelopment Coordinator, RRD, at 517-284-5153, or you may contact me.

Sincerely,

Carrie Geyer, Chief
Brownfield Redevelopment Unit
Program Support Section
Remediation and Redevelopment Division
517-284-5182

cc: Ms. Linda Mangrum USEPA Region 5
Mr. Ron Smedley, DEQ

Documentation of Leveraged Resources



935 North Washington Avenue
Lansing, MI 48906
517-372-5374 Fax 517-482-8244
www.micounties.org
Timothy K. McGuire, Executive Director

January 16, 2014

Ms. Trudy Galla
Director, Leelanau County Brownfield Redevelopment Authority
8527 E. Government Center Drive, Suite 108
Suttons Bay, Michigan 49682

Subject: Hazardous Substance Site Assessment Grant Application

Dear Ms. Galla,

The Michigan Association of Counties Service Corporation is very pleased to provide this letter of support for your hazardous substance site assessment grant application to the U. S. Environmental Protection Agency. Leelanau County has a proven track record of success in using brownfield related funds to promote redevelopment. The county has made significant progress in assessing numerous sites with the goal of helping to facilitate redevelopment throughout the county.

In support of these efforts, we have assisted the county with the development of an interactive web map of the brownfield sites in the county's brownfield site inventory. This map is based on the Google Maps platform, which provides a familiar, easy to use, system for county residents to follow the progress of brownfield reuse and redevelopment activities taking place under the grant. We commit to updating and improving this map for the county on a monthly basis under this new grant. The time and resources involved in updating the map amount to an approximately \$1,350.00 in-kind commitment.

Also, county employees and the public (through their county commissioners) will have access to the following resources:

- MAC Education and Training Program: provides access to online training sessions on topics including brownfields redevelopment, brownfields workshop presentations from previous MAC conferences, and brownfields educational material that can be downloaded and used as part of community outreach initiatives.
- MAC Ask the Expert Program: allows counties to submit questions and receive answers about brownfields assessment, liability, and redevelopment from highly regarded brownfields professionals.

Please do not hesitate to let me know if there is anything else the association can do to support your efforts.

Sincerely,

Steve Currie
Deputy Director
Michigan Association of Counties Service Corporation



January 21, 2014

Trudy J. Galla, Director
Leelanau County Brownfield Redevelopment Authority
8527 E. Government Center Dr. Suite 108
Suttons Bay MI 49682

RE: 2014 Site Assessment Leelanau County Grant Application-Hazardous Substances

Dear Ms. Galla:

The Northwest Michigan Council of Governments (NWMCOG) is pleased to partner with the Leelanau County Brownfield Authority, in its application to the Environmental Protection Agency (EPA) for a Petroleum and Hazardous Substances Assessment Grant.

NWMCOG is a regional organization serving units of government, businesses, nonprofits, community organizations, and individuals. Our mission is to build stronger communities and improve the quality of life in Northwest Michigan. Our hallmarks are public-private partnership, innovation, collaboration, and sustainability. Our primary service categories are workforce development, business and economic development, regional planning and community development, and community safety. A significant program we administer is the Northwest MI WORKS Program. MI WORKS provides demand driven workforce development services that lower unemployment and increase business productivity throughout the region.

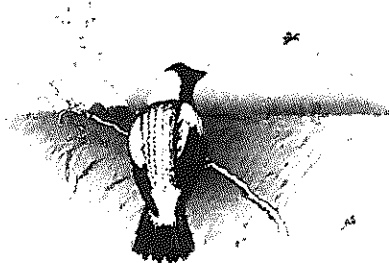
This grant funding will help support revitalization efforts throughout Leelanau County, and complement NWMCOG efforts in carrying out many of our primary service categories. Additionally, the grant program will meet many local and regional objectives including job growth, increased housing choices, economic opportunity, and sustainable development. As such, NWMCOG is pleased to support these efforts in Leelanau County by offering in-kind educational and outreach services with an estimated associated cost of \$2,000. Our continued efforts to develop important and meaningful partnerships, by providing educational sessions on brownfield tools and other resources to local units of government in Leelanau County, will provide assistance in meeting grant objectives. Additionally, we offer assistance in communicating the availability of assessment funds to non-profits and local units of governments, particularly rural townships that have historically not taken advantage of local, state, and federal programs in the past.

NWMCOG is pleased to support these efforts in Leelanau County, and looks forward to working as partners in the program. If you have any further questions about our support for this request, please feel free to contact me at (231) 929-5061, or via email at mccauley@nwm.cog.mi.us.

Sincerely,

Mathias McCauley
Director of Regional Planning and Community Development

Saving Birds Thru Habitat



P.O. Box 288 • Omena, Michigan 49674-0288 • 231-271-3738

January 16, 2014

Trudy J. Galla, Director
Leelanau County Brownfield Redevelopment Authority
8527 E. Government Center Dr. Suite 108
Suttons Bay MI 49682

Dear Ms. Galla:

Saving Birds Thru Habitat (SBTH) is pleased to Partner with the Leelanau County Brownfield Redevelopment Authority for its FY 2014 Hazardous Materials Assessment Grant request.

The mission of Saving Birds Thru Habitat is to protect, enhance and restore habitat for North American birds, and to educate people of all ages about this important mission and how to achieve it.

Because an environment free of toxins is crucial to a healthy bird population, SBTH will include information on the importance of site assessments in our county in upcoming educational programs. We will also provide in-kind services by keeping our members informed about the issue through our email list, we will have a representative present at county meetings on the issue, and we will make information about it available in our nature center. These services have an associated cost of \$1200.

The redevelopment of existing properties will not only improve habitat for migrating and nesting birds, it will also help improve job growth in our area, particularly in our important tourist industry. Redevelopment can also increase housing opportunities, and improve economic opportunities. It can help provide a path to sustainable development. This EPA grant funding will help support the revitalization efforts throughout Leelanau County. Without grant assistance, it would be extremely difficult to do site assessments. Assessment assistance is important to determine contamination issues on properties, develop plans for due care and cleanup, and promote redevelopment of existing properties.

Saving Birds Thru Habitat is pleased to be a Partner in these efforts. As a very active organization in Leelanau County and the region, we will partner with the Redevelopment Authority, and will offer the following:

1. Attend meetings on the issue.
2. Forward information to our membership email list.
3. Include information in our educational programs.
4. Make information available at our nature center.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kay Charter'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Kay Charter
Executive Director

Our goal is to improve habitat for migrating birds one yard at a time.



January 20, 2014

Trudy J. Galla, Director
Leelanau County Brownfield Redevelopment Authority
8527 E. Government Center Dr. Suite 108
Suttons Bay, MI 49682

Dear Ms Galla:

The Fishtown Preservation Society (FPS) is pleased to be a Partner with the Leelanau County Brownfield Redevelopment Authority in its Brownfield initiatives and we support the site assessment grant application for Hazardous Substances for FY2014.

The mission of FPS is to preserve the historical integrity of Leland, Michigan's Fishtown property and ensure that it continues as a publicly accessible and authentic connection to local and regional history, Great Lakes commercial fishing, and maritime traditions and experiences. Fishtown, with its vernacular fishing buildings and active commercial fishery, is a rare survivor on the Great Lakes due to the gradual disappearance of commercial fishing from the effects of invasive species and other environmental and regulatory reasons.

Fishtown is one of numerous important historical resources in Leelanau County. The entire region has a rich maritime and agricultural past which, unfortunately, also sometimes means that we must contend with past commercial practices that accompanied these industries. Without grant assistance the county risks not being able to provide funding for site assessments, and thereby making it more challenging to preserve historic areas of our community. The farmlands and waterscapes are integral to the identity and economy of Leelanau County.

FPS is aware that should the opportunity arise to acquire more property in Fishtown a site assessment would be required, not least because Fishtown is a working waterfront that has been in continuous commercial use for over 150 years. As a 501(c)3 non-profit, however, meeting the expenses of such an assessment would be formidable. Grant assistance like that provided by the EPA would be vital to the success of such opportunities.

FPS can provide in-kind services such as offering presentations on the challenges of being stewards of an historic working waterfront, distributing information to our members, and participating in meetings.

Sincerely,

Amanda Holmes
Executive Director
aholmes@fishtownmi.org



Innovative ideas for sustainable communities since 1993

January 20, 2014

Board of Directors

Catherine Ballard
Private Consultant

Douglas Luciani
President & CEO
Traverse City Area
Chamber of Commerce

Sandra Clark
Director
Michigan Historical Center

K. John Egelhaaf
Executive Director
Southwest Michigan
Planning Commission

Kathy Huschke
Executive Director
Oleson Foundation

Bob Johnson
Director
Planning and
Neighborhood Development
City of Lansing

Alicia Kitsuse
Program Officer
Charles Stewart
Mott Foundation

David Leighton,
President/Owner
Leightronix, Inc.

Richard K. Norton, Ph.D., J.D.
Associate Professor
University of Michigan

Ms. Trudy Galla, AICP, Director
Leelanau County Brownfield Redevelopment Authority
8527 East Government Center Drive
Suttons Bay, MI 49682

Dear Trudy,

Thank you for the opportunity to provide support for Leelanau County's grant application to the *U.S. EPA Hazardous Materials Assessment Grant Program*. We strongly support this application and the work Leelanau County does to identify and assess areas of potential contamination. This is vital work is needed to assure the safety and well being of the county's citizens, community economic development and preserve our natural resources. Further, we are confident in the ability of you and your staff to properly conduct these assessments for Leelanau count.

As you know, the Land Information Access Association (LIAA) is a nonprofit community service organization with over 20 years of experience in land use planning, resource management and technical services work. We also operate the regions only public access and government access television (TV) stations for northwest Michigan: the UpNorth Media Center. Consistent with our mission, we support efforts by governmental agencies to keep citizens informed and engaged in civic life.

We offer our support and assistance to the *Brownfield Redevelopment Authority* in helping to keep Leelanau County's residents informed about the assessment program and involve them in its success. We will be pleased to provide cablecast services and internet streaming of relevant video productions. Additionally, we offer a cablecast community calendar that may be useful to the Brownfield Redevelopment Authority in publishing meeting notices and other event information.

Again, we fully support Leelanau County's application for a *Hazardous Materials Assessment Grant* and wish you the best of luck.

Sincerely,

Joe VanderMeulen, Ph.D.
Executive Director

324 Munson Ave.
Traverse City, MI 49686
P (231) 929-3696
F (231) 929-3771
www.liaa.org



Leelanau County Government Center
Leelanau Clean Water
County website: www.leelanau.cc

8527 E. Government Center Dr. Ste 108
Suttons Bay MI 49682
Phone: (231) 256-9812 or
Toll Free (866) 256-9711, Ext. 6
Fax: (231) 256-0174

Buzz Long
Chair
Leelanau Clean Water

Trudy J. Galla, Director
Leelanau County Brownfield Redevelopment Authority
8527 E. Government Center Dr. Suite 108
Suttons Bay MI 49682

January 17, 2014

RE: FY 2014 - U.S. EPA Hazardous Substances Assessment Grant application for \$200,000

Dear Ms. Galla:

Leelanau Clean Water is pleased to become a partner with Leelanau County in its Brownfield initiatives and we support the 2014 Hazardous Substances site assessment grant application. Leelanau Clean Water was commissioned by the County Board of Commissioners because of its recognition that the availability and quality of water in our County is a primary factor in the County's continued economic growth and quality of life. Leelanau Clean Water is made up of a diverse group of agencies, board members, organizations and individual citizens in the County that share a concern in the quality of our water.

*The mission of **Leelanau Clean Water** is to protect, restore and sustain water resources, to promote public awareness of environmental and economic issues of importance, and provide accurate information to assist public participation in water resource decisions.*

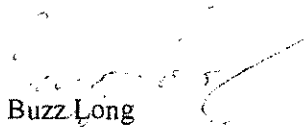
Leelanau Clean Water is pleased to partner with Leelanau County and offer the following assistance:

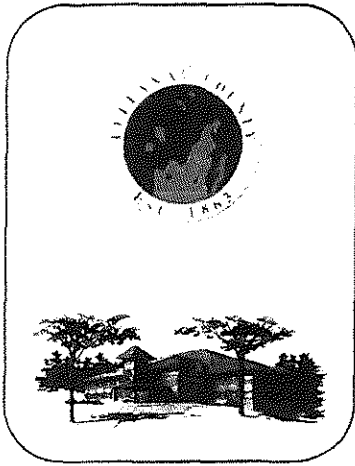
1. Host presentations and workshops dealing with critical issues in Leelanau County in relation to petroleum practices and water resource protection and restoration.
2. Use our mailing and email list to spread the word about environmental assessments, potential Brownfield sites, and contamination sites to residents of Leelanau County as well as agencies within the county that deal with water quality and contamination issues.
3. Pass out flyers and information sheets at our monthly meetings.

This assistance will be done as "in-kind" services for this grant.

We appreciate that this grant funding will help support the County's revitalization efforts throughout the County. Without grant assistance, it would be extremely difficult to provide funding for site assessments. Assessment assistance is important to determine contamination issues on properties, develop plans for due care and cleanup, and promote redevelopment of existing properties. This clean up and redevelopment can significantly improve water quality by removing contamination that may find its way into our groundwater, lakes, rivers and streams. Please feel free let us know if you need any additional information.

Sincerely,


Buzz Long
Leelanau Clean Water, Chair
231.256.9783 blong@leelanaucd.org



Leelanau County Government Center Leelanau County Solid Waste Council

County website: www.leelanau.cc

8527 E. Government Center Dr.
Suite 108
Suttons Bay MI 49682
Phone: (231) 256-9812 or
Toll Free (866) 256-9711, Ext. 6
Fax: (231) 256-0174

Bill Perkins
Chairman

Marcia Harris
Vice-Chairman

Trudy J. Galla, Director
Leelanau County Brownfield Redevelopment Authority
8527 E. Government Center Dr. Suite 108
Suttons Bay MI 49682

January 17, 2014

RE: FY 2014 - U.S. EPA Hazardous Substances Assessment Grant application for \$200,000

Dear Ms. Galla:

The Leelanau County Solid Waste Council (SWC) is pleased to become a partner with Leelanau County in its Brownfield initiatives and we support the 2014 Hazardous Substances site assessment grant application.

The SWC has seen the positive impact of brownfield redevelopment projects, and we strongly support the County's ongoing efforts to assess and inventory additional brownfields sites, and redevelop these sites. Properties that have historically sat empty and have deteriorated over time are now being assessed, cleaned up and returned to productive use. There are additional sites that still need to be assessed and redeveloped.

As we have in the past, we will continue to be involved in the collection of hazardous materials in the county including such items as: prescription drugs, needles, sharps, oil, oil-based paint, gasoline, turpentine, batteries, computers, electronics, yard and garden chemicals and fertilizers, etc. Removal of these hazardous materials from homes, businesses, and the environment, will assist with the County's efforts to clean up sites and reduce the chance for future spills or improper disposal of hazardous materials. We will continue to encourage the use of the Clean Sweep program - a program to take back farm chemicals, fertilizers and sprays in order to remove large quantities of unused and outdated items from farms. We will also continue to keep our residents informed of the programs offered throughout the county, provide input to help plan for the future of brownfield sites, participate in public meetings as needed, and distribute information about Brownfield Programs and activities.

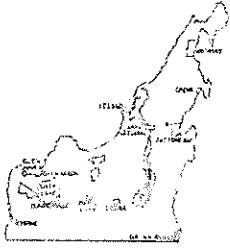
On behalf of the SWC, thank you for the opportunity to partner on this EPA grant application and the assessment of brownfield sites.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bill Perkins', is written over a horizontal line.

Bill Perkins, Chairman
Solid Waste Council

Address Administration - Brownfield Redevelopment - Census Data
Community Development - GIS Data & Mapping - Growth Management - Housing Program
Land Use Issues - Master Plans - Planning Commission - Recycling - Solid Waste Issues - Zoning



LEELANAU COUNTY SENIOR SERVICES

April Missias, Director

8527 E. Government Center Drive, Suite 106

Suttons Bay, MI 49682

Phone: (231) 256-8121

Fax: (231) 256-8129

January 21, 2014

Trudy Galla, Director

Leelanau County Brownfield Redevelopment Authority

8527 E. Government Center Dr., Suite #108

Suttons Bay, MI 49682

RE: FY 2014-U.S. EPA Hazardous Substances Assessment Grant application for \$200,000

Dear Ms. Galla:

Leelanau County Senior Services is pleased to become a partner with Leelanau County in its Brownfield initiatives and we support the 2014 Hazardous Substances site assessment grant application.

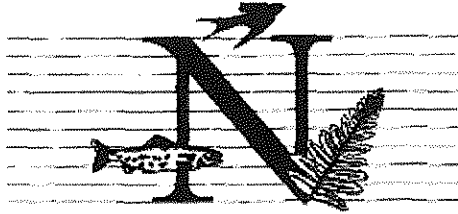
Leelanau County Senior Services strives to assist Leelanau County seniors in maintaining their independence by providing quality health related and human services to meet the ever changing and growing needs of seniors residing in Leelanau County. We advocate for seniors and work to connect them with valuable resources in the community through individuals and agencies that can assist them in their everyday needs.

This grant funding will help support the County's revitalization efforts throughout Leelanau County. If it were not for this grant assistance, it would be difficult for seniors to dispose of hazardous materials. The removal of hazardous materials will assist with the County's efforts to clean up sites and reduce the chance of contamination in the future.

Leelanau County Seniors Services will continue to inform seniors of any announcements or upcoming programs related to brownfield sites in our newsletter. We are appreciative for the opportunity to partner on this EPA grant and the assessment of brownfield sites.

Sincerely,

April Missias
Director



January 20, 2014

Trudy J. Galla, Director

Leelanau County Brownfield Redevelopment Authority 8527

E. Government Center Dr. Suite 108

Suttons Bay MI 49682

Re: **FY 2014 - U.S. EPA Hazardous Substances Assessment Grant application for \$200,000**
CATALOG OF FEDERAL DOMESTIC ASSISTANCE (CFDA) NO.: 66.818

Dear Ms. Galla:

The Northern Michigan Environmental Action Council (NMEAC) is pleased to become a Partner with Leelanau County in its Brownfield initiatives and we support the 2014 site assessment grant application for assessment of hazardous substances.

The mission of NMEAC is to preserve the natural environment through citizen action and education. It is the Grand Traverse region's oldest grassroots environmental advocacy organization.

We appreciate that this grant funding will help support the County's revitalization efforts throughout Leelanau County. Without grant assistance, it would be extremely difficult for the County to provide funding for site assessments. Assessment assistance is extremely important to determine contamination issues on properties, develop plans for due care and cleanup, and promote redevelopment of existing properties. This redevelopment can help improve job growth in our area, increase housing opportunities and choices, economic opportunities, and sustainable development.

NMEAC is pleased to Partner with Leelanau County in these efforts. As a very active organization in Leelanau County and the region, we offer the following assistance: (1) We will offer to link our extensive membership, website and newsletter to you for the dissemination of information in furtherance or review of your plans for development; (2) Our Board has considerable expertise in grassroots actions related to environmental monitoring and correction and will be pleased to enlist support for and cooperate in such activities; and (3) NMEAC is currently collaborating with the Grand Vision-Energy, MLUI and Seeds to network with groups active in energy development in our region and can assist in bringing their expertise to bear in the development of areas of such interest.

Sincerely,

Greg Reising, Chair,

Northern Michigan Environmental Action Council

Northern Michigan Environmental Action Council-POBox 1166. Traverse City, MI 49685-1166 231 946-6931

Letters of Support



Date: Tuesday, January 21, 2014

To: *Trudy Galla, AICP*
Planning Director & Director of the Brownfield Redevelopment Authority
8527 E. Government Center Drive, Suite 108
Suttons Bay, MI 49682

Regarding: FY 2014 - U.S. EPA Hazardous Substances Assessment Grant application for \$200,000
CATALOG OF FEDERAL DOMESTIC ASSISTANCE (CFDA) NO.: 66.818

Dear Ms. Galla:

Bay Area Recycling for Charities (BARC for short) is pleased to provide a Letter of Support for your 2013 - U.S. EPA Hazardous Substances Assessment Grant application: (CFDA) NO.: 66.818

BARC is a local, Leelanau based, non-profit recycling organization that provides recycling for many customers in the Leelanau County and Bay Area. We excel with a one bin approach for recycling all paper, plastic, glass, metal, electronic waste, food waste, and universal waste (such as batteries, latex paint, CFL Bulbs). BARC operates the only Material Recovery Facility in Leelanau County with regards to recycling.

Our county is riddled with properties that have contaminated soil hot spots. The only true way to rectify this situation is by properly identifying these contaminated area with a site assessment, categorizing, and finally planning a way to remove the contamination or at very least to stop the penetration and negative impact to our environment.

We also agree with the critics that our county is one of the most beautiful in our country. We hope that you receive this grant so to further our job of revitalization of the place where we have chosen to live and work.

If there is any other support that you need from BARC for your endeavors in this area, please let us know.

Sincerely,

Andrew Gale

Andrew Gale
Founder BARC

Benzie-Leelanau District Health Department

BENZIE OFFICE

6051 Frankfort Highway
Suite 100

Benzononia, Michigan 49616

Phone (231) 882-4409

Fax (231) 882-2204

LEELANAU OFFICE

7401 E. Duck Lake Road
Suite 100

Lake Leelanau, Michigan 49653

Phone (231) 256-0200

Fax (231) 256-0225

Website: www.bldhd.org

January 17, 2014

Trudy J. Galla
Director, Leelanau County Brownfield Redevelopment Authority
8527 E. Government Center Dr. Suite 108
Suttons Bay, MI 49682

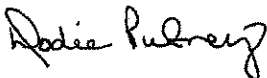
Dear Ms. Galla:

On behalf of the Benzie-Leelanau District Health Department Board of Health, I want to convey the support of our organization for the application being submitted by the Leelanau County Brownfield Redevelopment Authority to the U.S. Environmental Protection Agency's 2014 Hazardous Materials Assessment grant.

It is our understanding that your organization will use the grant funds to complete an environmental inventory, site assessments and related activities on properties that are believed to have been contaminated by hazardous material products. To that end, the authority will identify, profile, inventory, digitize and prioritize brownfield properties and perform site assessments, as it conducts brownfield redevelopment planning.

The Benzie-Leelanau District Health Department Board of Health believes the aforementioned work represents a critical, first step in the redevelopment of brownfield sites located throughout the County, which is essential to our community's future growth and development. Accordingly, we wholeheartedly encourage the U.S. Environmental Protection Agency to approve this important grant application.

Sincerely,



Dodie Putney
Interim Health Officer



January 20, 2014

Trudy J. Galla, Director
Leelanau County Brownfield Redevelopment Authority
8527 E. Government Center Dr. Suite 108
Suttons Bay, MI 49682

Dear Ms Galla:

The Fishtown Preservation Society (FPS) is pleased to be a Partner with the Leelanau County Brownfield Redevelopment Authority in its Brownfield initiatives and we support the site assessment grant application for Hazardous Substances for FY2014.

The mission of FPS is to preserve the historical integrity of Leland, Michigan's Fishtown property and ensure that it continues as a publicly accessible and authentic connection to local and regional history, Great Lakes commercial fishing, and maritime traditions and experiences. Fishtown, with its vernacular fishing buildings and active commercial fishery, is a rare survivor on the Great Lakes due to the gradual disappearance of commercial fishing from the effects of invasive species and other environmental and regulatory reasons.

Fishtown is one of numerous important historical resources in Leelanau County. The entire region has a rich maritime and agricultural past which, unfortunately, also sometimes means that we must contend with past commercial practices that accompanied these industries. Without grant assistance the county risks not being able to provide funding for site assessments, and thereby making it more challenging to preserve historic areas of our community. The farmlands and waterscapes are integral to the identity and economy of Leelanau County.

FPS is aware that should the opportunity arise to acquire more property in Fishtown a site assessment would be required, not least because Fishtown is a working waterfront that has been in continuous commercial use for over 150 years. As a 501(c)3 non-profit, however, meeting the expenses of such an assessment would be formidable. Grant assistance like that provided by the EPA would be vital to the success of such opportunities.

FPS can provide in-kind services such as offering presentations on the challenges of being stewards of an historic working waterfront, distributing information to our members, and participating in meetings.

Sincerely,

Amanda Holmes
Executive Director
aholmes@fishtownmi.org



GTRAC

Grand Traverse Recreation & Arts Center

January 15, 2014

RE: FY2014 EPA Grant

Trudy J. Galla, Director
Leelanau County Brownfield Redevelopment Authority
8527 East Government Center Drive
Suttons Bay, MI 49682

RE: Support for LCBRA Hazardous Substance Site Assessment Grant Application

Dear Mrs. Galla:

For fiscal year 2014 EPA Grant(s), GTRAC – Grand Traverse Recreation & Arts Center supports the LCBRA – Leelanau County Brownfield Redevelopment Authority's site assessment grant application for hazardous substances.

The LCBRA multi-faceted ongoing efforts improve the County in so many ways, and GTRAC, while in its infancy, will be contributing to the community, and the LCBRA, with in-kind services and other resources. GTRAC is a Leelanau County based entity that will be working closely with the County for years to come.

We appreciate all that the LCBRA does for the county, region, and its citizens.

Sincerely,

Tim Raye

Tim Raye
Lead Facilitator



Innovative ideas for sustainable communities since 1993

January 20, 2014

Board of Directors

Catherine Ballard
Private Consultant

Douglas Luciani
President & CEO
Traverse City Area
Chamber of Commerce

Sandra Clark
Director
Michigan Historical Center

K. John Egelhaaf
Executive Director
Southwest Michigan
Planning Commission

Kathy Huschke
Executive Director
Oleson Foundation

Bob Johnson
Director
Planning and
Neighborhood Development
City of Lansing

Alicia Kitsuse
Program Officer
Charles Stewart
Mott Foundation

David Leighton,
President/Owner
Leightronix, Inc.

Richard K. Norton, Ph.D., J.D.
Associate Professor
University of Michigan

Ms. Trudy Galla, AICP, Director
Leelanau County Brownfield Redevelopment Authority
8527 East Government Center Drive
Suttons Bay, MI 49682

Dear Trudy,

Thank you for the opportunity to provide support for Leelanau County's grant application to the *U.S. EPA Hazardous Materials Assessment Grant Program*. We strongly support this application and the work Leelanau County does to identify and assess areas of potential contamination. This is vital work is needed to assure the safety and well being of the county's citizens, community economic development and preserve our natural resources. Further, we are confident in the ability of you and your staff to properly conduct these assessments for Leelanau count.

As you know, the Land Information Access Association (LIAA) is a nonprofit community service organization with over 20 years of experience in land use planning, resource management and technical services work. We also operate the regions only public access and government access television (TV) stations for northwest Michigan: the UpNorth Media Center. Consistent with our mission, we support efforts by governmental agencies to keep citizens informed and engaged in civic life.

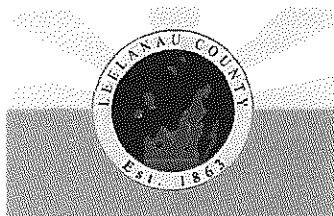
We offer our support and assistance to the *Brownfield Redevelopment Authority* in helping to keep Leelanau County's residents informed about the assessment program and involve them in its success. We will be pleased to provide cablecast services and internet streaming of relevant video productions. Additionally, we offer a cablecast community calendar that may be useful to the Brownfield Redevelopment Authority in publishing meeting notices and other event information.

Again, we fully support Leelanau County's application for a *Hazardous Materials Assessment Grant* and wish you the best of luck.

Sincerely,

Joe VanderMeulen, Ph.D.
Executive Director

324 Munson Ave.
Traverse City, MI 49686
P (231) 929-3696
F (231) 929-3771
www.liaa.org



Leelanau County Government Center
Leelanau Clean Water
County website: www.leelanau.cc

8527 E. Government Center Dr. Ste 108
Suttons Bay MI 49682
Phone: (231) 256-9812 or
Toll Free (866) 256-9711, Ext. 6
Fax: (231) 256-0174

Buzz Long
Chair
Leelanau Clean Water

Trudy J. Galla, Director
Leelanau County Brownfield Redevelopment Authority
8527 E. Government Center Dr. Suite 108
Suttons Bay MI 49682

January 17, 2014

RE: FY 2014 - U.S. EPA Hazardous Substances Assessment Grant application for \$200,000

Dear Ms. Galla:

Leelanau Clean Water is pleased to become a partner with Leelanau County in its Brownfield initiatives and we support the 2014 Hazardous Substances site assessment grant application. Leelanau Clean Water was commissioned by the County Board of Commissioners because of its recognition that the availability and quality of water in our County is a primary factor in the County's continued economic growth and quality of life. Leelanau Clean Water is made up of a diverse group of agencies, board members, organizations and individual citizens in the County that share a concern in the quality of our water.

The mission of Leelanau Clean Water is to protect, restore and sustain water resources, to promote public awareness of environmental and economic issues of importance, and provide accurate information to assist public participation in water resource decisions.

Leelanau Clean Water is pleased to partner with Leelanau County and offer the following assistance:

1. Host presentations and workshops dealing with critical issues in Leelanau County in relation to petroleum practices and water resource protection and restoration.
2. Use our mailing and email list to spread the word about environmental assessments, potential Brownfield sites, and contamination sites to residents of Leelanau County as well as agencies within the county that deal with water quality and contamination issues.
3. Pass out flyers and information sheets at our monthly meetings.

This assistance will be done as "in-kind" services for this grant.

We appreciate that this grant funding will help support the County's revitalization efforts throughout the County. Without grant assistance, it would be extremely difficult to provide funding for site assessments. Assessment assistance is important to determine contamination issues on properties, develop plans for due care and cleanup, and promote redevelopment of existing properties. This clean up and redevelopment can significantly improve water quality by removing contamination that may find its way into our groundwater, lakes, rivers and streams. Please feel free let us know if you need any additional information.

Sincerely,

A handwritten signature in cursive script, appearing to read "Buzz Long".

Buzz Long
Leelanau Clean Water, Chair
231.256.9783 blong@leelanaucc.org



Leelanau County Family Coordinating Council

Connie Binsfeld Resource Center
7401 E. Duck Lake Road
Lake Leelanau, MI 49653
Phone (231) 256-0222

Strong Families/Safe Children

January 16, 2014

Trudy Galla, AICP
Director, Leelanau County Brownfield Redevelopment Authority
8527 E. Government Center Dr., Suite #108
Suttons Bay, MI 49682

RE: FY 2014 - Hazardous Substances Assessment Grant

Dear Ms. Galla:

The Leelanau County Family Coordinating Council (LCFCC) is pleased to provide this letter of support for the Leelanau County Brownfield Redevelopment Authority's Hazardous Substances Assessment Grant application.

The role and function of the LCFCC is to coordinate and collaborate with our many partner agencies in providing services and programs to Leelanau County families who receive health, human services and/or early childhood/parenting services. Our programs and services include Parenting Communities, HelpLink, the Regional Poverty Reduction Initiative, Regional System of Care, Regional Continuum of Care Housing Initiative, the Family Support Team, and the Leelanau Laundry Project.

The LCFCC applauds the Brownfield Redevelopment Authority's effort in applying for the grant. Identifying and assessing potential areas in the county that may be affected by petroleum products and other hazardous substances is critical. As a collaborative, we believe that your efforts will identify contamination issues, develop plans for cleanup and promote a safer and healthier environment for our families. We also believe that such efforts will provide much-needed housing options and improved job growth for Leelanau families in need.

Our membership is committed to working with you to provide support to our families that need to be aware of, and protected from, the contamination issues that your grant application addresses. Please feel free to contact me, or our agency partners, if we can assist in your efforts. We pledge our support and cooperation in any way you deem helpful as you move forward with the assessment and cleanup work.

Sincerely,

Ty Wessell

Ty Wessell, Coordinator
Leelanau County Family Coordinating Council

"Doing Business Differently to Achieve Better Things For Leelanau County Families"

Leelanau County Parks and Recreation Commission

1/17/14

Trudy J. Galla, Director

Leelanau County Brownfield Redevelopment Authority

8527 E. Government Center Dr. Suite 108

Suttons Bay, MI 49682

Dear Ms. Galla,

The Leelanau County Parks and Recreation Commission stands ready and willing to assist the Brownfield Redevelopment Authority as a partner in your grant application for FY 2014 – U.S. EPA Hazardous Substances Assessment Grant.

Assessment is a critical piece to determine levels of contamination on specific sites which allows for proper plans to be developed for cleanup and for promotion of redevelopment.

Redevelopment of these sites will improve opportunities for the future development in the county which could include "green space and parks".

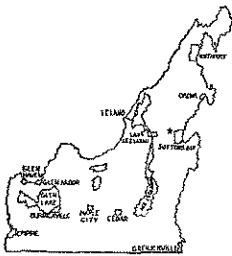
We look forward to working with you in these endeavors.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven R Christensen", with a stylized flourish extending to the right.

Steven R Christensen

Chairman / Leelanau County Parks and Recreation Commission



LEELANAU COUNTY SENIOR SERVICES

April Missias, Director

8527 E. Government Center Drive, Suite 106

Suttons Bay, MI 49682

Phone: (231) 256-8121

Fax: (231) 256-8129

January 21, 2014

Trudy Galla, Director

Leelanau County Brownfield Redevelopment Authority

8527 E. Government Center Dr., Suite #108

Suttons Bay, MI 49682

RE: FY 2014-U.S. EPA Hazardous Substances Assessment Grant application for \$200,000

Dear Ms. Galla:

Leelanau County Senior Services is pleased to become a partner with Leelanau County in its Brownfield initiatives and we support the 2014 Hazardous Substances site assessment grant application.

Leelanau County Senior Services strives to assist Leelanau County seniors in maintaining their independence by providing quality health related and human services to meet the ever changing and growing needs of seniors residing in Leelanau County. We advocate for seniors and work to connect them with valuable resources in the community through individuals and agencies that can assist them in their everyday needs.

This grant funding will help support the County's revitalization efforts throughout Leelanau County. If it were not for this grant assistance, it would be difficult for seniors to dispose of hazardous materials. The removal of hazardous materials will assist with the County's efforts to clean up sites and reduce the chance of contamination in the future.

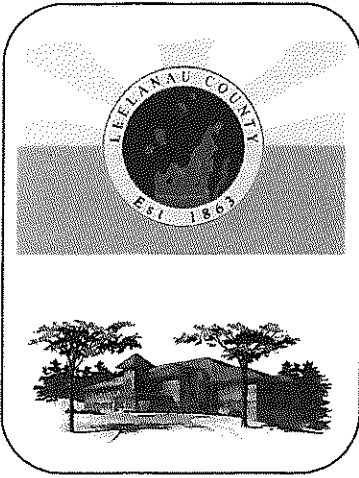
Leelanau County Seniors Services will continue to inform seniors of any announcements or upcoming programs related to brownfield sites in our newsletter. We are appreciative for the opportunity to partner on this EPA grant and the assessment of brownfield sites.

Sincerely,

A handwritten signature in cursive script that reads "April Missias". The signature is written in dark ink and is positioned above the printed name and title.

April Missias

Director



Leelanau County Government Center Leelanau County Solid Waste Council

County website: www.leelanau.cc

8527 E. Government Center Dr.
Suite 108
Suttons Bay MI 49682
Phone: (231) 256-9812 or
Toll Free (866) 256-9711, Ext. 6
Fax: (231) 256-0174

Bill Perkins
Chairman

Marcia Harris
Vice-Chairman

Trudy J. Galla, Director
Leelanau County Brownfield Redevelopment Authority
8527 E. Government Center Dr. Suite 108
Suttons Bay MI 49682

January 17, 2014

RE: FY 2014 - U.S. EPA Hazardous Substances Assessment Grant application for \$200,000

Dear Ms. Galla:

The Leelanau County Solid Waste Council (SWC) is pleased to become a partner with Leelanau County in its Brownfield initiatives and we support the 2014 Hazardous Substances site assessment grant application.

The SWC has seen the positive impact of brownfield redevelopment projects, and we strongly support the County's ongoing efforts to assess and inventory additional brownfields sites, and redevelop these sites. Properties that have historically sat empty and have deteriorated over time are now being assessed, cleaned up and returned to productive use. There are additional sites that still need to be assessed and redeveloped.

As we have in the past, we will continue to be involved in the collection of hazardous materials in the county including such items as: prescription drugs, needles, sharps, oil, oil-based paint, gasoline, turpentine, batteries, computers, electronics, yard and garden chemicals and fertilizers, etc. Removal of these hazardous materials from homes, businesses, and the environment, will assist with the County's efforts to clean up sites and reduce the chance for future spills or improper disposal of hazardous materials. We will continue to encourage the use of the Clean Sweep program - a program to take back farm chemicals, fertilizers and sprays in order to remove large quantities of unused and outdated items from farms. We will also continue to keep our residents informed of the programs offered throughout the county, provide input to help plan for the future of brownfield sites, participate in public meetings as needed, and distribute information about Brownfield Programs and activities.

On behalf of the SWC, thank you for the opportunity to partner on this EPA grant application and the assessment of brownfield sites.

Sincerely,

Bill Perkins, Chairman
Solid Waste Council

*Address Administration - Brownfield Redevelopment - Census Data
Community Development - GIS Data & Mapping - Growth Management - Housing Program
Land Use Issues - Master Plans - Planning Commission - Recycling - Solid Waste Issues - Zoning*



935 North Washington Avenue
Lansing, MI 48906
517-372-5374 Fax 517-482-8244
www.micounties.org
Timothy K. McGuire, Executive Director

January 16, 2014

Ms. Trudy Galla
Director, Leelanau County Brownfield Redevelopment Authority
8527 E. Government Center Drive, Suite 108
Suttons Bay, Michigan 49682

Subject: Hazardous Substance Site Assessment Grant Application

Dear Ms. Galla,

The Michigan Association of Counties Service Corporation is very pleased to provide this letter of support for your hazardous substance site assessment grant application to the U. S. Environmental Protection Agency. Leelanau County has a proven track record of success in using brownfield related funds to promote redevelopment. The county has made significant progress in assessing numerous sites with the goal of helping to facilitate redevelopment throughout the county.

In support of these efforts, we have assisted the county with the development of an interactive web map of the brownfield sites in the county's brownfield site inventory. This map is based on the Google Maps platform, which provides a familiar, easy to use, system for county residents to follow the progress of brownfield reuse and redevelopment activities taking place under the grant. We commit to updating and improving this map for the county on a monthly basis under this new grant. The time and resources involved in updating the map amount to an approximately \$1,350.00 in-kind commitment.

Also, county employees and the public (through their county commissioners) will have access to the following resources:

- MAC Education and Training Program: provides access to online training sessions on topics including brownfields redevelopment, brownfields workshop presentations from previous MAC conferences, and brownfields educational material that can be downloaded and used as part of community outreach initiatives.
- MAC Ask the Expert Program: allows counties to submit questions and receive answers about brownfields assessment, liability, and redevelopment from highly regarded brownfields professionals.

Please do not hesitate to let me know if there is anything else the association can do to support your efforts.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Currie", with a stylized flourish at the end.

Steve Currie
Deputy Director
Michigan Association of Counties Service Corporation

MICHIGAN STATE
UNIVERSITY

January 20, 2014

Trudy Galla, Director
Leelanau County Brownfield Redevelopment Authority
8527 E. Government Center Dr., Suite 108
Suttons Bay, MI 49682

Dear Ms. Galla:

I am writing this letter in support of your Leelanau County Brownfield redevelopment efforts. With the Leelanau County Brownfield Redevelopment Authority (LCBRA) and Land Bank Authority, you have in place a solid group that will help promote and support economic development throughout the county. As this group has been successful in obtaining grant funding to assess petroleum and hazardous material sites in the county, your organization is primed to move ahead with further funding to continue to support your past endeavors.



**Northwest Michigan
Horticultural
Research Center**

6686 S. Center Hwy.
County Road 633
Traverse City, MI 49684

231-946-1510

Fax: 231-946-1404

email: nwmihort@msu.edu

website:

<http://agbioresearch.msu.edu/nwmihort/>

As the Coordinator of the Northwest Michigan Horticultural Research Center (NWMHRC), I would like to join your efforts as a partner. The NWMHRC is a research and Extension facility and is part of the Michigan State University's (MSU) AgBioResearch system. Our facility, staff, and collaborative MSU specialists have provided progressive research and outreach programming for Michigan fruit growers for the past 30 years. As times, issues, and production strategies have changed, the research station has continued to anticipate industry needs and to provide innovative approaches that contribute to the continued success of the Michigan fruit industry.

Because of our location within Leelanau County and our mission to assist the citizens of the region, we can help distribute information about Brownfield programs and activities. We can also assist with community outreach efforts and encourage growers as well as our staff to participate in public meetings related to this topic. Lastly, as we work closely with farmers that currently own acreage and perspective land owners, we can help communicate the benefits of these grant programs.

We fully support this project and recommend it for funding. Please contact me if you need further information.

Sincerely,

Dr. Nikki Rothwell
NWMHRC Coordinator



January 20, 2014

Trudy J. Galla, Director
Leelanau County Brownfield Redevelopment Authority 8527
E. Government Center Dr. Suite 108
Suttons Bay MI 49682

**Re: FY 2014 - U.S. EPA Hazardous Substances Assessment Grant application for \$200,000
CATALOG OF FEDERAL DOMESTIC ASSISTANCE (CFDA) NO.: 66.818**

Dear Ms. Galla:

The Northern Michigan Environmental Action Council (NMEAC) is pleased to become a Partner with Leelanau County in its Brownfield initiatives and we support the 2014 site assessment grant application for assessment of hazardous substances.

The mission of NMEAC is to preserve the natural environment through citizen action and education. It is the Grand Traverse region's oldest grassroots environmental advocacy organization.

We appreciate that this grant funding will help support the County's revitalization efforts throughout Leelanau County. Without grant assistance, it would be extremely difficult for the County to provide funding for site assessments. Assessment assistance is extremely important to determine contamination issues on properties, develop plans for due care and cleanup, and promote redevelopment of existing properties. This redevelopment can help improve job growth in our area, increase housing opportunities and choices, economic opportunities, and sustainable development.

NMEAC is pleased to Partner with Leelanau County in these efforts. As a very active organization in Leelanau County and the region, we offer the following assistance: (1) We will offer to link our extensive membership, website and newsletter to you for the dissemination of information in furtherance or review of your plans for development; (2) Our Board has considerable expertise in grassroots actions related to environmental monitoring and correction and will be pleased to enlist support for and cooperate in such activities; and (3) NMEAC is currently collaborating with the Grand Vision-Energy, MLUI and Seeds to network with groups active in energy development in our region and can assist in bringing their expertise to bear in the development of areas of such interest.

Sincerely,

Greg Reising, Chair,
Northern Michigan Environmental Action Council



January 21, 2014

Trudy J. Galla, Director
Leelanau County Brownfield Redevelopment Authority
8527 E. Government Center Dr. Suite 108
Suttons Bay MI 49682

RE: 2014 Site Assessment Leelanau County Grant Application-Hazardous Substances

Dear Ms. Galla:

The Northwest Michigan Council of Governments (NWMCOG) is pleased to partner with the Leelanau County Brownfield Authority, in its application to the Environmental Protection Agency (EPA) for a Petroleum and Hazardous Substances Assessment Grant.

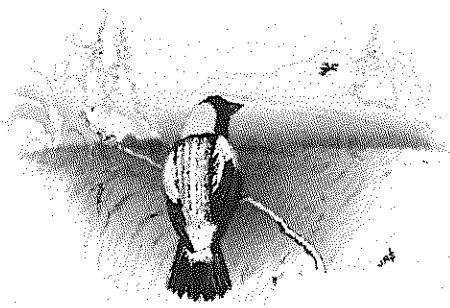
NWMCOG is a regional organization serving units of government, businesses, nonprofits, community organizations, and individuals. Our mission is to build stronger communities and improve the quality of life in Northwest Michigan. Our hallmarks are public-private partnership, innovation, collaboration, and sustainability. Our primary service categories are workforce development, business and economic development, regional planning and community development, and community safety. A significant program we administer is the Northwest MI WORKS Program. MI WORKS provides demand driven workforce development services that lower unemployment and increase business productivity throughout the region.

This grant funding will help support revitalization efforts throughout Leelanau County, and complement NWMCOG efforts in carrying out many of our primary service categories. Additionally, the grant program will meet many local and regional objectives including job growth, increased housing choices, economic opportunity, and sustainable development. As such, NWMCOG is pleased to support these efforts in Leelanau County by offering in-kind educational and outreach services with an estimated associated cost of \$2,000. Our continued efforts to develop important and meaningful partnerships, by providing educational sessions on brownfield tools and other resources to local units of government in Leelanau County, will provide assistance in meeting grant objectives. Additionally, we offer assistance in communicating the availability of assessment funds to non-profits and local units of governments, particularly rural townships that have historically not taken advantage of local, state, and federal programs in the past.

NWMCOG is pleased to support these efforts in Leelanau County, and looks forward to working as partners in the program. If you have any further questions about our support for this request, please feel free to contact me at (231) 929-5061, or via email at mccauley@nwm.cog.mi.us.

Sincerely,

Mathias McCauley
Director of Regional Planning and Community Development



Saving Birds Thru Habitat

P.O. Box 288 • Omena, Michigan 49674-0288 • 231-271-3738

January 16, 2014

Trudy J. Galla, Director
Leelanau County Brownfield Redevelopment Authority
8527 E. Government Center Dr. Suite 108
Suttons Bay MI 49682

Dear Ms. Galla:

Saving Birds Thru Habitat (SBTH) is pleased to Partner with the Leelanau County Brownfield Redevelopment Authority for its FY 2014 Hazardous Materials Assessment Grant request.

The mission of Saving Birds Thru Habitat is to protect, enhance and restore habitat for North American birds, and to educate people of all ages about this important mission and how to achieve it.

Because an environment free of toxins is crucial to a healthy bird population, SBTH will include information on the importance of site assessments in our county in upcoming educational programs. We will also provide in-kind services by keeping our members informed about the issue through our email list, we will have a representative present at county meetings on the issue, and we will make information about it available in our nature center. These services have an associated cost of \$1200.

The redevelopment of existing properties will not only improve habitat for migrating and nesting birds, it will also help improve job growth in our area, particularly in our important tourist industry. Redevelopment can also increase housing opportunities, and improve economic opportunities. It can help provide a path to sustainable development. This EPA grant funding will help support the revitalization efforts throughout Leelanau County. Without grant assistance, it would be extremely difficult to do site assessments. Assessment assistance is important to determine contamination issues on properties, develop plans for due care and cleanup, and promote redevelopment of existing properties.

Saving Birds Thru Habitat is pleased to be a Partner in these efforts. As a very active organization in Leelanau County and the region, we will partner with the Redevelopment Authority, and will offer the following:

1. Attend meetings on the issue.
2. Forward information to our membership email list.
3. Include information in our educational programs.
4. Make information available at our nature center.

Sincerely,

Kay Charter
Executive Director

Our goal is to improve habitat for migrating birds one yard at a time.



January 21, 2014

Trudy J. Galla, Director
Leelanau County Brownfield Redevelopment Authority
8521 E. Government Center Dr. Suite 108
Suttons Bay, MI 49682

Dear Ms. Galla:

The Traverse Bay Economic Development Corporation (TBEDC) is pleased to offer its support for Leelanau County's application to the Environmental Protection Agency for a 2014 hazardous materials assessment grant.

The TBEDC serves as the economic development division of the Traverse City Area Chamber of Commerce and exists to promote and bolster the regional economies of Benzie, Grand Traverse, Kalkaska and Leelanau Counties.

This grant funding will help support the County's revitalization efforts throughout Leelanau County. Without grant assistance, it would be extremely difficult for the County to provide funding for hazardous materials assessments. This assistance is critical for developers and new buyers to receive financing from local financial institutions for their projects. We believe economic revitalization of blighted properties can provide a catalyst of job growth in our area as well as economic development opportunities and sustainable development.

The Traverse Bay Economic Development Corporation is pleased to support these efforts in Leelanau County. We offer our assistance spreading the word about these available grants to new buyers, developers, property owners and our members through face-to-face contact, email, e-newsletters, and our website. If you have any further questions about our support for this request, please feel free to contact me at (231) 995-7108 or at Luciani@tcchamber.org

Sincerely,

A handwritten signature in black ink, appearing to read "Douglas Luciani". The signature is fluid and cursive, with a long horizontal stroke at the end.

Douglas Luciani
President & CEO

January 17, 2014



13272 S. West Bay Shore Drive
Traverse City, MI 49684
T 231.935.1514
F 231.935.3829
www.gtbbay.org

Trudy J. Galla, Director
Leelanau County Brownfield Redevelopment Authority
8527 E. Government Center Dr. Suite 108
Suttons Bay MI 49682

**RE: FY 2014 - U.S. EPA Hazardous Substances Assessment Grant
application for \$200,000**

Dear Ms. Galla:

The Watershed Center advocates for clean water in Grand Traverse Bay and protects and preserves its watershed. We have over 900 current members. On behalf of The Watershed Center, I would like express my support for Leelanau County's Brownfield initiatives and its 2014 Hazardous Substances Site Assessment grant application.

This grant funding will help support the County's revitalization efforts of Brownfield areas throughout the County. Without grant assistance, it would be extremely difficult to provide funding for site assessments, which are vitally important to determine contamination issues on properties, develop plans for due care and cleanup, and promote redevelopment of existing properties. This clean up and redevelopment can significantly improve water quality by removing contamination that may find its way into our groundwater, lakes, rivers and streams, and Grand Traverse Bay.

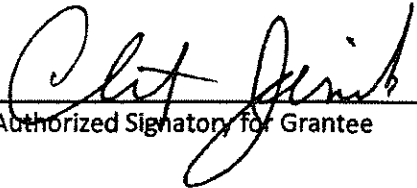
Sincerely,

Sarah U'Ren
Program Director
The Watershed Center Grand Traverse Bay

Leelanau County -- Grant # MSC-2011-0759-HOA

The Place-based Targeting Strategy represents MSHDA's Community Development Division approved process and the County's determinations to address the following Special Condition:

To receive the second year funding (the remaining 50% of the grant award) the grantee must engage in community planning for a Targeted Strategy that will forward the goal of Place Making, resulting in a plan approved by MSHDA, Community Development Division.


Authorized Signatory for Grantee

Chet Jank
Printed Name

11/30/2012
Date

Data collection and final report prepared by MSHDA approved Technical Assistance provider,
Kuntzsch Business Services, Inc.

Complete document (26 pages) online at:

<http://www.kbsincorporated.com/wp-content/uploads/2013/06/2012-11-27-Leelanau-County-FINAL.pdf>

Appendix 3 Other Factors Checklist

Name of Applicant: Leelanau County (Hazardous Substances Assessment Grant)

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less	
X	Federally recognized Indian tribe	1, 9, 10, 13, 15
X	United States territory	1
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
X	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	1
X	Project is primarily focusing on Phase II assessments.	2, 7, 8-9, 13, 15
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	9, 10, 11 and on Attached Letters
	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
X	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, <u>applicant must attach documentation</u> which demonstrates this connection to a HUD-DOT-EPA PSC grant.	6, 8, 9, 11, 12
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
	Community is implementing green remediation plans.	
	Climate Change (also add to "V.D Other Factors")	